

May 12, 1994  
94-311.ORD (VN:clt)

Introduced By: Chris Vance  
Proposed No.: 94 - 311

ORDINANCE NO. **11364**

AN ORDINANCE relating to limitation on  
uses in the B-C zone, amending resolution  
25789, Section 1401 and K.C.C.21.28.030  
as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution 25789, Section 1401, and K.C.C.  
21.28.030 are each hereby amended to read as follows:

**Limitations on uses.** Every use locating in a B-C zone shall  
be subject to the following further conditions and  
limitations:

A. All uses shall conform to the general provisions and  
exceptions, off-street parking requirements, loading area  
requirements, landscaping requirements and sign and billboard  
requirements set forth in this title beginning with Chapter  
21.46 and all parking lots and parking areas and loading  
areas shall be surfaced, screened, developed and maintained  
as required by Chapter 16.74;

B. All uses shall be conducted wholly within an entirely  
enclosed building except:

1. Automobile service stations,
2. (~~Drive in~~) Restaurants,
3. Public utility installations,
4. Meter and control stations of a public utility,
5. Moorage for private pleasure craft,
6. Signs and billboards,
7. Parking lots and parking and loading areas,
8. Growing stock in connection with horticultural  
nurseries whether the stock is in open ground, pots or  
containers,
9. Automatic car wash;

1 10. Self-operated car wash;

2 11. Recreational vehicle parks;

3 12. On-site display of commodities during business hours  
4 by retail enterprises dispensing commodities, provided that  
5 all storage of the displayed commodities during non-business  
6 hours shall be on-site and wholly within an entirely enclosed  
7 building.

8 C. Any areas used as set forth in paragraph B of this  
9 section, except public utility installations, moorages, signs  
10 and billboards shall be improved and maintained as required  
11 for off-street parking areas in Chapter 16.74;

12 D. In the case of automobile service stations, the leading  
13 edge of the pump islands shall not be closer than fifteen  
14 feet to any street property line;

15 E. All products made incident to a permitted use which are  
16 manufactured, processed or treated on the premises shall be  
17 sold only on the premises and only at retail;

18 F. Any repairing done on the premises shall be incidental  
19 only, and limited to custom repairing of the types of  
20 merchandise sold on the premises at retail. The floor area  
21 devoted to such repairing shall not exceed thirty percent of  
22 the total floor area occupied by the particular enterprise,  
23 except that the limitations of this paragraph shall not apply  
24 to shoe, radio, television or other small household appliance  
25 repair service;

26 G. Storage shall be limited to accessory storage of  
27 commodities sold at retail on the premises or materials used  
28 in the limited fabrication of commodities sold at retail on  
29 the premises. The limitations of this paragraph shall not  
30 apply to self-service storage facilities;

31 H. No dwelling units, whether single-family, two-family or  
32 multiple-family, are permitted in a B-C zone except as  
33 allowed in connection with a church or except a dwelling unit  
34 for a resident owner, caretaker, or manager of a permitted  
35 use, or except as allowed in conjunction with a community

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scale mixed use business residential use as set forth in  
K.C.C. 21.28.020;

I. Use of cleaning agents shall be limited to nonflammable  
and explosive fluids with a flash point above one hundred  
thirty-eight and five-tenths degrees Fahrenheit in a closed  
safety cleaning system;

J. Any building or structures or portion thereof used to  
house animals in connection with small animal hospitals and  
clinics shall be sound-proofed; the animal runs shall be  
surfaced with concrete or other impervious material; there  
shall be no burning of refuse or dead animals; drainage shall  
be away from adjoining properties;

K. All operations conducted on the premises shall not be  
objectionable beyond the property boundary lines by reason of  
lighting, noise, odor, fumes, gases, smoke, steam, vibration,  
hazard or other causes, and any use the operation of which  
produces odor, fumes (toxic or nontoxic), gases, air-borne  
solids or other atmospheric contaminants shall be allowed to  
locate only if conforming in every respect to any rules and  
regulations established by an applicable and qualified public  
agency;

L. In the case of automatic car washes and self-operated  
car washes, the facility must be served by sanitary sewers.

INTRODUCED AND READ for the first time this 23rd  
day of May, 1994.

PASSED this 13<sup>th</sup> day of June, 1994.

Passed by a vote of 11-0.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Kent Pullen  
Chair

ATTEST:

Gerald A. Peterson  
Clerk of the Council

APPROVED this 21<sup>ST</sup> day of June, 1994.

Ray Locke  
King County Executive

Attachments: