

June 5, 1996

Introduced By:

Christopher Vance

96-404so.doc

Proposed No.:

96-404

ORDINANCE NO. 12374

AN ORDINANCE relating to zoning; allowing churches in the RA-10 zone, consistent with the comprehensive plan; amending ordinance 10870, Section 332 and K.C.C. 21A.08.050; all as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 332, as amended and K.C.C. 21A.08.050 are each hereby amended to read as follows:

21A.08.050 A. General Services land uses.

Table with columns: KEY, RESOURCE, RURAL, RESIDENTIAL, COMMERCIAL/INDUSTRIAL. Rows include categories like PERSONAL SERVICES, HEALTH SERVICES, and EDUCATION SERVICES with specific land use codes and descriptions.

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. 21A.06

1 General Services land uses. B. Development Conditions.

- 2 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
3 use table.
- 4 2. Except SIC Industry Group Nos.:
- 5 a. 835-Day Care Services, and
- 6 b. 836-Residential Care, which is otherwise provided for on the residential
7 permitted land use table.
- 8 3. Limited to SIC Industry Group and Industry Nos.:
- 9 a. 723-Beauty Shops;
- 10 b. 724-Barber Shops;
- 11 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 12 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;
- 13 e. 7217-Carpet and Upholstery Cleaning.
- 14 4. Only as an accessory to a cemetery.
- 15 5. Structures shall maintain a minimum distance of 100 feet from property lines
16 adjoining residential zones.
- 17 6. Only as an accessory to residential use, provided:
- 18 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
19 no openings except for gates, and have a minimum height of six feet; and
- 20 b. Outdoor play equipment shall maintain a minimum distance of 20 feet from
21 property lines adjoining residential zones.
- 22 7. Permitted as an accessory use, see commercial/ industrial accessory, K.C.C.
23 21A.08.060A.
- 24 8. Only as a re-use of a public school facility subject to the provisions of K.C.C.
25 21A.32, or an accessory use to a school, church, public park, sport club or public housing
26 administered by a public agency, provided:
- 27 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
28 no openings except for gates and have a minimum height of six feet;
- 29 b. Outdoor play equipment shall maintain a minimum distance of 20 feet from
30 property lines adjoining residential zones;
- 31 c. Direct access to a developed arterial street shall be required in any residential
32 zone; and
- 33 d. Hours of operation may be restricted to assure compatibility with surrounding
34 development.
- 35 9. As a home occupation only, provided that the square footage limitations in
36 K.C.C. 21A.30 for home occupations applies only to the office space for the clinic, and
37 provided further that:
- 38 a. Boarding or overnight stay of animals is allowed only on sites of 5 acres or
39 more;

1 b. No burning of refuse or dead animals is allowed;

2 c. The portion of the building or structure in which animals are kept or treated
3 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
4 surrounded by an eight-foot solid wall and surfaced with concrete or other impervious
5 material; and

6 d. The provisions of 21A.30 relative to animal keeping are met.

7 10.a. No burning of refuse or dead animals is allowed;

8 b. The portion of the building or structure in which animals are kept or treated
9 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
10 surrounded by an eight-foot solid wall and surface with concrete or other impervious
11 material; and

12 c. The provisions of 21A.30 relative to animal keeping are met.

13 11. Only as an accessory to a gasoline service station, see retail and wholesale
14 permitted use table.

15 12. Only as a re-use of a public school facility subject to the provisions of K.C.C.
16 21A.32.

17 13. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.

18 14. Covered riding arenas are subject to the provisions of 21A.30.030 and shall
19 not exceed 20,000 square feet provided that; stabling areas, whether attached or detached,
20 shall not be counted in this calculation.

21 15. Limited to projects which do not require or result in an expansion of ((the))
22 sewer service outside the Urban Growth Area, unless a finding is made that no cost
23 effective alternative technologies are feasible, in which case a tightline ((to a)) sewer sized
24 only to meet the needs of the school and serving only the school may be used. ((In addition,
25 ~~churches are not permitted in the RA-10 and RA-20 zone~~)) Under no circumstances shall
26 other uses or structures in the rural area be connected to and served by the school's tightline
27 sewer.

28 16.a. For middle/junior high schools and secondary or high schools, only as a re-
29 use of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of
30 such school facility shall be subject to approval of a conditional use permit and the

1 expansion shall not require or result in an extension of ((the)) sewer service outside the
2 Urban Growth Area, unless a finding is made that no cost effective alternative technologies
3 are feasible, in which case a tightline ((to-a)) sewer sized only to meet the needs of the
4 school may be used.

5 b. Renovation, expansion, modernization, or reconstruction of a school, or the
6 addition of relocatable facilities, is permitted but shall not require or result in an expansion
7 of ((the)) sewer service outside the Urban Growth Area, unless a finding is made that no
8 cost effective alternative technologies are feasible, in which case a tightline ((to-a)) sewer
9 sized only to meet the needs of the school may be used.

10 17. All instruction must be within an enclosed structure.

11 18. Limited to resource management education programs.

12 19. Only as an accessory to residential use, provided:

13 a. Students are limited to twelve per one hour session,

14 b. All instruction must be within an enclosed structure, and

15 c. Structures used for the school shall maintain a distance of 25 feet from
16 property lines adjoining residential zones.

17 20. Subject to the following:

18 a. Structures used for the school and accessory uses shall maintain a minimum
19 distance of 25 feet from property lines adjoining residential zones; and

20 b. On lots over 2.5 acres:

21 (1) Retail sales of items related to the instructional courses is permitted,
22 provided total floor area for retail sales is limited to 2,000 square feet;

23 (2) Sales of food prepared in the instructional courses is permitted, provided
24 total floor area for food sales is limited to 1,000 square feet and is located in the same
25 structure as the school.

26 (3) Other incidental student-supporting uses are allowed, provided such uses
27 are found to be both compatible with and incidental to the principal use.

28 21. Limited to source-separated yard or organic waste processing facilities.

29 22. Limited to drop box facilities accessory to a public or community use such as a
30 school, fire station or community center.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

23. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

24. Only when adjacent to an existing or proposed school.

25. Limited to columbariums accessory to a church provided that required landscaping and parking are not reduced.

26. Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in K.C.C. 21A.12 .230.

27.a. New high schools shall be permitted in urban residential and urban reserve zones subject to the review process set forth in Section 21A.42.140.

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.

28. Limited to projects which do not require or result in an expansion of sewer service outside the Urban Growth Area. In addition, such use shall not be permitted in the RA-20 zone.

INTRODUCED AND READ for the first time this 20th day of

May, 1996

PASSED by a vote of 7 to 1 this 8th day of July

1996.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Louise Miller
VICE Chair

ATTEST:

Gerald A. Peterson
Clerk of the Council

APPROVED this 19th day of July, 1996

Ray Locke
King County Executive

Attachments: None