

January 8, 1997

Introduced By:

PETE VON REICHBAUER
LOUISE MILLER

KW/lk 422L2

Proposed No.:

97-036

ORDINANCE NO. **12691**

AN ORDINANCE relating to zoning; establishing agriculture training facilities as a new use; adding a new section to K.C.C. 21A.06, and amending Ordinance 10870, Section 36 and K.C.C. 21A.08.090, all as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. There is hereby added to K.C.C. 21A.06 a new section to read as follows:

NEW SECTION SECTION 2. Agriculture training facility. An establishment developed for use by the property owner, its employees, and/or agricultural trainees for training activities which are related to or supportive of the agricultural use of the property and surrounding agricultural activities. Agriculture training facilities may include overnight lodging, meeting rooms, and educational activities.

SECTION 3. Ordinance 10870, Section 336, and K.C.C. 21A.08.090 are each amended to read as follows:

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KEY		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL						
P-Permitted Use C-Conditional Use S-Special Use		A	F	M	R	UR	U	R	N	B	CB	R	B	O	I
Z O N E		G	O	I	R	RE	R	E	E	U	OU	E	U	F	N
		R	R	N	R	BS	B	S	I	S	MS	G	S	F	D
		I	E	E	A	AE	A	I	G	I	MI	I	I	I	U
		C	S	R	L	NR	N	D	H	N	UN	O	N	C	S
		U	T	A		VE		E	N	B	E	N	E	E	T
	L								O	S	I	S		R	
	T								R	S	T	S		I	
	U								I	H	O			A	
	R								A					L	
	E								L	O					
									D						
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	RI-8	RI2-48	NB	CB	RB	O	I		
	AGRICULTURE:														
01	Growing and Harvesting Crops	P	P		P	P	P						P		
02	Raising Livestock and Small Animals	P	P		P	P	P6						P		
*	Agriculture Training Facility	C10													
	FORESTRY:														
08	Growing & Harvesting Forest Product	P	P	P7	P	P	P						P		
*	Forest Research		P		P	P						P2	P		
	Fish and Wildlife Management:														
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P		
0273	Aquaculture (1)	P	P		P	P	C						P		
*	Wildlife Shelters	P	P		P	P									
	MINERAL:														
10,12,14	Mineral Extraction and Processing		P9	P											
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8	P8									P		
	RESOURCE ACCESSORY USES:														
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4		

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 Resource land uses. B. Development Conditions.

2 1. May be further subject to the provisions of K.C.C. Title 25, Shoreline Management
3 Program.

4 2. Only Forest Research conducted within an enclosed building.

5 3. Housing for agricultural workers and their families employed on the premises only
6 as an accessory to a permanent residence, provided:

7 a. Sites are limited to those with ten acres or more;

8 b. Accessory housing is limited to one unit on less than 20 acres, or two on 20 acres
9 or more; and

10 c. Accessory housing shall not be rented to the public at large.

11 4. Excluding housing for agricultural workers.

12 5. Limited to maintenance and/or storage facilities in conjunction with mineral
13 extraction or processing operation.

14 6. Large livestock allowed only in the R-1 zone.

15 7. Only in conjunction with a mineral extraction site plan approved pursuant to
16 21A.22.

17 8. Only as accessory to a primary mineral extraction use, or as a continuation of a
18 mineral processing use established prior to the effective date of or consistent with this code.

19 9. Limited to mining activities that are located greater than one-quarter mile from an
20 established residence and that do not use local access streets which abut lots developed for
21 residential use.

22 10. Agriculture training facilities are allowed only as an accessory to existing
23 agricultural uses and are subject to the following conditions:

1 a. the impervious surface associated with the agriculture training facilities shall
2 comprise not more than 10 percent of the allowable impervious surface permitted under
3 K.C.C. 21A.12.040;

4 b. new or the expansion of existing structures, or other site improvements, shall not
5 be located on class 1, 2, or 3 soils;

6 c. the Director may require reuse of surplus structures to the maximum extent
7 practical;

8 d. the Director may require the clustering of new structures with existing structures;

9 e. new structures or other site improvements shall be setback a minimum distance of
10 75 feet from property lines adjoining residential zones;

11 f. bulk and design of structures shall be compatible with the architectural style of the
12 surrounding agricultural community;

13 g. new sewers shall not be extended to the site;

14 h. traffic generated shall not impede the safe and efficient movement of agricultural
15 vehicles, nor shall it require capacity improvements to rural roads;

16 i. agriculture training facilities may be used to provide educational services to the
17 surrounding rural/agricultural community or for community events. Property owners may be
18 required to obtain a temporary use permit for community events in accordance with K.C.C.
19 21A.32;

20 j. use of lodging and food service facilities shall be limited only to activities
21 conducted in conjunction with training and education programs or community events held on
22 site.

23 k. incidental uses, such as office and storage, shall be limited to those which directly
24 support education and training activities or farm operations; and

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I. the King County Agriculture Commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. 21A.40.

INTRODUCED AND READ for the first time this 13th day of

January, 1997.

PASSED by a vote of 13 to 0 on this 7th day of April, 1997.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Jane Hazue
Chair

ATTEST:

Janet Masno
ACTING Clerk of the Council

APPROVED this 21 day of April, 1997.

Donald C. Amir
King County Executive

Attachments: