

1 comprehensive plan of a property or area as part of the urban growth area when a detailed
2 plan for urban uses and densities has not been completed; or when the area has been
3 designated as a site for a potential urban planned development or new fully contained
4 community, as provided in K.C.C. 21A.38.070. These purposes are accomplished by:

- 5 1. Allowing for rural, agricultural and other low-density uses;
- 6 2. Allowing for limited residential growth, either contiguous to existing urban
7 public facilities, or at a density supportable by existing rural public service levels; and
- 8 3. Requiring clustered residential developments where feasible, to prevent
9 establishment of uses and lot patterns which may foreclose future alternatives and impede
10 efficient later development at urban densities.

11 B. Use of this zone is appropriate in urban areas, rural towns or in rural city
12 expansion areas designated by the Comprehensive Plan, when such areas do not have
13 adequate public facilities and services or are not yet needed to accommodate planned
14 growth, do not yet have detailed land use plans for urban uses and densities, or are
15 designated as sites for a potential urban planned development or new fully contained
16 communities.

17 SECTION 3. Ordinance 13022, Section 11, as amended, and K.C.C. 21A.08.040 are
18 hereby amended to read as follows:

21A.08.040 A. Recreational/cultural land uses.

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KEY													
P-Permitted Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
C-Conditional Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
S-Special Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		I	E	E	A	A E	A	I	G I	M I	I I	I	U
		C	S	R	L	N R	N	D	H N	U N	O N	C	S
		U	T	A		V		E	B E	N E	N E	E	T
		L		L		E		N	O S	I S	A S		R
		T						T	R S	T S	L S		I
		U						I	H	Y			A
		R						A	O				L
		E						L	O				
									D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PARK/RECREATION:												
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P16 C16a		P16 C16a	P16 C16a							P16 C16a
*	Destination Resorts		S		S	C					C		
*	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park				C2	C2							
*	Sports club (17)				C4	C4	C4	C4	C	P	P		
*	Ski Area		S		S								
	AMUSEMENT/ENTERTAINMENT:												
*	Theater									P6	P6	P6	
7833	Theater, Drive-in										C6		
793	Bowling center									P	P		P
*	Golf facility				C7	P7	P7	P7					
7999 (14)	Amusement and recreation Services				P8 C15	P8 C15	P8 C15	P8 C15		P	P		
*	Shooting range		C9		C9						C10		P10
*	Amusement arcades									P	P		
7996	Amusement park										C		
*	Outdoor performance center		S		C12 S						S		
77													
	CULTURAL:												
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum				P11	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P11 C12	P11 C12	P11 C	P11 C	P		P	P	
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.06777											

1 B. Development conditions.

2 1. The following conditions and limitations shall apply, where appropriate:

3 a. No stadiums on sites less than ten acres;

4 b. Lighting for structures and fields shall be directed away from residential
5 areas;

6 c. Structures or service yards shall maintain a minimum distance of fifty feet
7 from property lines adjoining residential zones, except for structures in on-site recreation
8 areas required in 21A.14.180 and 21A.14.190. Setback requirements for structures in these
9 on-site required recreation areas shall be maintained pursuant to K.C.C. 21A.12.030;

10 d. Facilities in the F, A, or M zones, or in a designated Rural Farm or Forest
11 District, shall be limited to trails and trailheads and active recreation facilities, including
12 related accessory uses such as parking and sanitary facilities. Active recreation facilities
13 shall be limited to those properties within the Agricultural Production District (APD) that
14 are acquired prior to designation of the APD, using voter-approved recreation funds, state
15 funds mandated for recreation, or King County Board of Recreation funds. Active
16 recreation uses allowed on parcels as noted above may be transferred to other parcels
17 within the same APD. However, active recreation from lands outside of the APD shall not
18 be relocated to any parcel within an APD. Where such facilities are permitted within an
19 APD, the following deed restrictions will be applied:-

20 (1) Active recreation uses shall be designed in a manner that visually screens
21 adjacent agricultural uses from park users and that restricts physical trespass onto adjacent
22 Agricultural Production District properties;

23 (2) Buildings associated with recreational uses shall be limited to restroom
24 facilities, picnic shelters and storage/ maintenance facilities for equipment used on-site;

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(3) No use that permanently compacts, removes, sterilizes, pollutes or otherwise materially impairs the future use of the soil for raising agricultural crops shall be allowed;

(4) Any soil surfaces temporarily disturbed through construction activities shall be restored in a manner consistent with agricultural uses, including restoration of the original soil horizon sequence, as soon as practical following such disruptions;

(5) Access to recreational uses shall be designed to minimize impact on the surrounding Agricultural Production District and should be limited to direct access along District boundaries whenever feasible; and

(6) Although the recreational use of Agricultural Production District properties may be long term, such use shall be recognized as an interim use of the Production District's prime agricultural soils. As such, any acquisition funding or policy restrictions for the recreational use of the property shall be viewed as subordinate to the County's prior commitment to the preservation of prime agricultural soils and the viability of local agricultural production. Whenever the County declares through action of the King County Council a critical shortage of agricultural soils to accommodate an active soil-dependent agricultural proposal, the County shall initiate a process to relocate any recreational uses off the subject property, and to make the property available for re-establishment of agricultural activities; and

e. Overnight camping is allowed only in an approved campground.

2. Recreational vehicle parks are subject to the following conditions and limitations:

a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three hundred sixty-five day period;

1 b. The minimum distance between recreational vehicle pads shall be no less
2 than ten feet; and

3 c. Sewage shall be disposed in a system approved by the Seattle-King County
4 health department.

5 3. Limited to day moorage. The marina shall not create a need for off-site public
6 services beyond those already available prior to date of application.

7 4. Not permitted in the RA-20 zone, or in the RA-10 zone when located in a
8 designated Rural Farm District. Limited to recreation facilities subject to the following
9 conditions and limitations:

10 a. The bulk and scale shall be compatible with residential or rural character of
11 the area;

12 b. For sports clubs, the gross floor area shall not exceed 10,000 square feet
13 unless the building is on the same site or adjacent to a site where a public facility is located
14 or unless the building is a non-profit facility located in the urban area; and

15 c. Use is limited to residents of a specified residential development or to sports
16 clubs providing supervised instructional or athletic programs.

17 5. Limited to day moorage.

18 6. Adult use facilities shall be prohibited within 660 feet of any residential zones,
19 any other adult use facility, or school licensed daycafe centers, parks, community centers,
20 public libraries or churches which conduct religious or educational classes for minors.

21 7. Clubhouses, maintenance buildings and equipment storage areas, and driving
22 range tees shall be at least 50 feet from residential property lines. Lighting for practice
23 greens and driving range ball impact areas shall be directed away from adjoining residential
24 zones. Applications shall comply with adopted best management practices for golf course

1 development. The department shall determine by administrative rule best management
2 practices for golf course development. These rules shall be delivered to the council for
3 review by July 31, 1998. Within the RA zone, such facilities shall be permitted only in the
4 RA-5, and RA-2.5 and RA-10 zones. Not permitted in a designated Rural Farm or Forest
5 District, regionally significant resource areas or locally significant resource areas. In the
6 RA-10 zone, ancillary facilities associated with a golf course are limited to practice putting
7 greens, maintenance buildings, and other structures housing administrative offices or
8 activities which provide convenience services to players. These convenience services are
9 limited to a pro shop, food services, and dressing facilities and shall occupy a total of no
10 more than 10,000 square feet. Furthermore, the residential density that is otherwise
11 permitted by the zone shall not be used on other portions of the site through clustering or
12 on other sites through the transfer of density provision. This residential density clustering
13 or transfer limitation shall be reflected in a deed restriction that is recorded at the time
14 applicable permits for the development of the golf course are issued. In the RA-10 zone,
15 the county shall limit this use to no more than six development permit applications of which
16 only three may be over 100 acres in size. The provisions permitting this use shall expire on
17 April 1, 2003 unless re-enacted by council action.

18 8. Limited to a golf driving range as an accessory to golf courses.

19 9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty
20 feet from property lines adjoining residential zones; provided that existing facilities shall be
21 exempt;

22 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets,
23 or arrows from leaving the property;

1 c. Site plans shall include safety features of the range; provisions for reducing
2 sound produced on the firing line; elevations of the range showing target area, backdrops or
3 butts; and approximate locations of buildings on adjoining properties; and

4 d. Subject to the licensing provisions of K.C.C. Title 6.

5 10.a. Only in an enclosed building, and subject to the licensing provisions of
6 K.C.C. Title 6;

7 b. Indoor ranges shall be designed and operated so as to provide a healthful
8 environment for users and operators by:

9 (1) installing ventilation systems which provide sufficient clean air in the
10 user's breathing zone, and

11 (2) adopting appropriate procedures and policies which monitor and control
12 exposure time to airborne lead for individual users.

13 11. Only as accessory to a park or in a building listed on the National Register as
14 an historic site or designated as a King County landmark subject to the provisions of K.C.C.
15 21A.32.

16 12. Only as accessory to a nonresidential use established through a discretionary
17 permit process, and provided further that the scale is limited to ensure compatibility with
18 surrounding neighborhoods, and provided further that this condition applies to the UR zone
19 only if the property is located within a designated unincorporated Rural Town.

20 13. Subject to the following:

21 a. The park shall abut an existing park on one or more sides, intervening roads
22 notwithstanding;

23 b. No bleachers or stadiums are permitted if the site is less than ten acres, and
24 no public amusement devices for hire are permitted;

1 c. Any lights provided to illuminate any building or recreational area shall be so
2 arranged as to reflect the light away from any premises upon which a dwelling unit is
3 located; and

4 d. All buildings or structures or service yards on the site shall maintain a
5 distance not less than fifty feet from any property line and from any public street.

6 14. Excluding amusement and recreational uses classified elsewhere in this
7 chapter.

8 15. Limited to golf driving ranges and subject to the provisions of K.C.C.
9 21A.08.040B.7.

10 16. Subject to the following conditions:

11 a. The length of stay per party in campgrounds shall not exceed one hundred
12 eighty days during a three hundred sixty-five day period; and

13 b. Only for campgrounds that are part of a proposed or existing county park,
14 which are subject to review and public hearings through the department of parks and
15 recreation's master plan process pursuant to K.C.C. 2.16.050.

16 17. Only for stand-alone sports clubs that are not part of a park.

17 SECTION 4. Ordinance 13022, Section 12, as amended, and K.C.C. 21A.08.050 are
18 hereby amended to read as follows:

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21A.08.050 A. General Services land uses.

KEY		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
P-Permitted Use		Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	O	I	
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
			C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
			U	T	A			V		E	B	E	N	E	N	E	E	T
			L		L			E		N	O	S	I	S	A	S		R
			T							T	R	S	T	S	L	S		I
			U							I	H							A
			R							A	O							L
		E							L	O								
			A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
PERSONAL SERVICES:																		
72	General Personal Service							C 26	C 26	P	P	P	P3	P3				
7216	Drycleaning plants																P	
7218	Industrial Launderers																P	
7261	Funeral Home/Crematory						C4	C4	C4		P	P						
*	Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25						
*	Day care I	P6			P6	P6	P6	P	P	P	P	P	P7	P7				
*	Day care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P	P7	P7				
074	Veterinary Clinic	P9			P9 C10	P9 C10				P10	P10	P10				P		
753	Automotive repair (1)									P11	P	P				P		
754	Automotive service									P11	P	P				P		
76	Miscellaneous repair										P	P				P		
866	Churches, synagogue, temple				P12 C28	P12 C	P12 C	P12 C	P	P	P	P						
83	Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P						
*	Stable	P14 C			P14 C	P14 C	P14 C											
*	Kennel or Cattery				C	C					C	P						
*	Theatrical Production Services										P31	P31						
*	Artist Studios				P29	P29	P29	P29	P	P	P	P	P30	P				
*	Interim Recycling Facility	P 21	P21	P21	P 22		P 22	P 22	P 23	P 23	P					P		
HEALTH SERVICES:																		
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P	P				
805	Nursing and personal care facilities							C		P	P							
806	Hospital						C13	C13		P	P	C						
807	Medical/Dental Lab									P	P	P	P					
808-09	Miscellaneous Health									P	P	P						
EDUCATION SERVICES:																		
*	Elementary School				P16 15	P	P	P										
*	Middle/Junior High School				P16 C15	P	P	P										
*	Secondary or High School				P16 C15	P27	P27	P27		C	C							
*	Vocational School				P13 C	P13 C	P13 C	P13 C			P	P17	P					
*	Specialized Instruction School		P18		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P					
*	School District Support Facility				C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P	P				

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.

2 B. Development conditions.

3 1. Except SIC Industry No. 7534 - Tire Retreading, see manufacturing permitted
4 use table.

5 2. Except SIC Industry Group Nos.:

6 a. 835-Day Care Services, and

7 b. 836-Residential Care, which is otherwise provided for on the residential
8 permitted land use table.

9 3. Limited to SIC Industry Group and Industry Nos.:

10 a. 723-Beauty Shops;

11 b. 724-Barber Shops;

12 c. 725-Shoe Repair Shops and Shoeshine Parlors;

13 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;

14 e. 217-Carpet and Upholstery Cleaning.

15 4. Only as an accessory to a cemetery, and prohibited from the UR zone only if
16 the property is located within a designated unincorporated Rural Town.

17 5. Structures shall maintain a minimum distance of one hundred feet from
18 property lines adjoining residential zones.

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

20 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
21 with no openings except for gates, and have a minimum height of six feet; and

22 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
23 from property lines adjoining residential zones.

1 7. Permitted as an accessory use, see commercial/industrial accessory, K.C.C.
2 21A.08.060A.

3 8. Only as a re-use of a public school facility subject to the provisions of K.C.C.
4 21A.32, or an accessory use to a school, church, park, sport club or public housing
5 administered by a public agency, provided:

6 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
7 with no openings except for gates and have a minimum height of six feet;

8 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
9 from property lines adjoining residential zones;

10 c. Direct access to a developed arterial street shall be required in any residential
11 zone; and

12 d. Hours of operation may be restricted to assure compatibility with
13 surrounding development.

14 9. As a home occupation only, provided that the square footage limitations in
15 K.C.C. 21A.30 for home occupations apply only to the office space for the clinic, and
16 provided further that:

17 a. Boarding or overnight stay of animals is allowed only on sites of five acres
18 or more;

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

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

24 d. The provisions of K.C.C. 21A.30 relative to animal keeping are met.

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

2 b. 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 c. The provisions of K.C.C. 21A.30 relative to animal keeping are met.

7 11. The repair work or service shall only be performed in an enclosed building,
8 and no outdoor storage of materials. SIC Industry No. 7532 - Top, Body, and Upholstery
9 Repair Shops and Paint Shops is not allowed.

10 12. Only as a re-use of a public school facility subject to the provisions of K.C.C.
11 21A.32.

12 13. Only as a re-use of a surplus nonresidential facility subject to K.C.C. 21A.32.

13 14. Covered riding arenas are subject to the provisions of K.C.C. 21A.30.030 and
14 shall not exceed twenty thousand square feet, provided that stabling areas, whether attached
15 or detached, shall not be counted in this calculation.

16 15. Limited to projects which do not require or result in an expansion of sewer
17 service outside the urban growth area, unless a finding is made that no cost-effective
18 alternative technologies are feasible, in which case a tightline sewer sized only to meet the
19 needs of the school and serving only the school may be used. Under no circumstances shall
20 other uses or structures in the rural area be connected to and served by the school's tightline
21 sewer.

22 16.a. For middle/junior high schools and secondary or high schools, only as a re-
23 use of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of
24 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 sewer service outside the urban
2 growth area, unless a finding is made that no cost-effective alternative technologies are
3 feasible, in which case a tightline sewer sized only to meet the needs of the school may be
4 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 sewer service outside the urban growth area, unless a finding is made that no cost-
8 effective alternative technologies are feasible, in which case a tightline sewer sized only to
9 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 twenty-five feet
16 from 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 twenty-five feet from property lines adjoining residential zones;

20 b. On lots over two and one half 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 two thousand square feet;

1 (2) Sales of food prepared in the instructional courses is permitted, provided
2 total floor area for food sales is limited to one thousand square feet and is located in the
3 same structure as the school; and

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

6 c. On sites over ten acres, located in a designated Rural Town and zoned UR,
7 R-1, and/or R-4:

8 (1) Retail sales of items related to the instructional courses is permitted,
9 provided total floor area for retail sales is limited to two thousand square feet;

10 (2) Sales of food prepared in the instructional courses is permitted, provided
11 total floor area for food sales is limited to one thousand seven hundred fifty square feet and
12 is located in the same structure as the school;

13 (3) Other incidental student-supporting uses are allowed, provided such uses
14 are found to be functionally related, subordinate, compatible with and incidental to the
15 principal use;

16 (4) The use is integrated with allowable agricultural uses on the site;

17 (5) Advertised special events shall comply with the temporary use
18 requirements of this chapter; and

19 (6) Existing structures that are damaged or destroyed by fire or natural
20 event, if damaged by more than fifty percent of their prior value, may reconstruct and
21 expand an additional sixty-five percent of the original floor area but need not be approved
22 as a conditional use if their use otherwise complies with the standards set forth in
23 development condition B20c of this section and the requirements of this title.

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

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

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

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

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

7 26. Not permitted in R-1 and limited to a maximum of five thousand square feet
8 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

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

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

13 28. Limited to projects which do not require or result in an expansion of sewer
14 service outside the urban growth area. In addition, such use shall not be permitted in the
15 RA-20 zone.

16 29. Only as a reuse of a surplus non-residential facility subject to K.C.C. 21A.32
17 or as a joint use of an existing public school facility.

18 30. All studio use must be within an enclosed structure.

19 31. Adult use facilities shall be prohibited within six hundred sixty feet of any
20 residential zones, any other adult use facility, or school licensed daycare centers, parks,
21 community centers, public libraries or churches which conduct religious or educational
22 classes for minors.

23 SECTION 5. Ordinance 13022, Section 13, as amended, and K.C.C. 21A.08.060 are
24 hereby amended to read as follows:

21A.08.060 A. Government/business services land uses.

KEY		Z O N E	RESOURCE				RESIDENTIAL		COMMERCIAL/INDUSTRIAL					
P-Permitted Use	C-Conditional Use		A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S I D E N T I A L	U R B A N	R E S I D E N T I A L	N E I G H B O R H O O D	B U S I N E S S	C O M M U N I T Y	R E S I D E N T I A L	O F F I C E
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:													
*	Public agency or utility office					P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard					P27	P27	P27	P27			P		P
*	Public agency archives											P	P	P
921	Court										P4	P	P	
9221	Police Facility					P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility					C6	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28	P29 C28	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Commuter Parking Lot					CP19	CP19	CP19	CP19	P	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P18	P31	P31	P31	P31	P
	BUSINESS SERVICES:													
*	Construction and Trade											P	P9	P
*	Individual Transportation and Taxi										P25	P	P10	P
421	Trucking and Courier Service										P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade													P
*	Self-service Storage								C14		P	P	P	P
4221	Farm Product Warehousing, Refrigeration	P15 C				C15	C15							P
4222	and Storage													
*	Log Storage	P15	P			P26								P
47	Transportation Service													P
473	Freight and Cargo Service											P	P	P
472	Passenger Transportation Service										P	P	P	
48	Communication Offices											P	P	P
482	Telegraph and other Communications										P	P	P	P
*	General Business Service									P	P	P	P	P16
*	Professional Office									P	P	P	P	P16
7312	Outdoor Advertising Service											P	P17	P
735	Miscellaneous Equipment Rental										P17	P	P17	P
751	Automotive Rental and Leasing										P	P		P
752	Automotive Parking									P20	P20	P21	P20	P
*	Off-Street Required Parking Lot					P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters											P	P	
873	Research, Development and Testing											P2	P2	P2
*	Heavy Equipment and Truck Repair													P
	ACCESSORY USES:													
*	Commercial/Industrial Accessory Uses			P	P22					P22	P22	P	P	P
*	Helistop						C23	C23	C23	C23	C23	C24	C23	C24

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

1 Government/business service land uses.

2 B. Development conditions.

3 1. Except self-service storage.

4 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
5 Educational Research, see general business service/office.

6 3.a. Only as a re-use of a public school facility or a surplus nonresidential facility
7 subject to the provisions of K.C.C. 21A.32; or

8 b. Only when accessory to a fire facility and the office is no greater than one
9 thousand five hundred square feet of floor area.

10 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. 21A.32.

11 5. New utility office locations only if there is no commercial/industrial zoning in
12 the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no
13 feasible alternative location is possible, and provided further that this condition applies to
14 the UR zone only if the property is located within a designated unincorporated Rural Town.

15 6.a. All buildings and structures shall maintain a minimum distance of twenty feet
16 from property lines adjoining residential zones;

17 b. Any buildings from which fire-fighting equipment emerges onto a street shall
18 maintain a distance of thirty-five feet from such street;

19 c. No outdoor storage; and

20 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
21 feasible alternative location is possible.

22 7. Limited to "storefront" police offices. Such offices shall not have:

23 a. Holding cells,

24 b. Suspect interview rooms (except in the NB zone), or

1 c. Long-term storage of stolen properties.

2 8. Except in commercial/industrial zones or when participating in an approved
3 shared facility drainage plan; such facilities shall be located on the same lot that they are
4 designed to serve except in subdivisions that set aside a separate tract for such facilities. In
5 commercial/industrial zones or shared facilities, such facilities which are not located on the
6 lot they are designed to serve shall be located on a lot with the same or more intensive
7 zoning designation.

8 9. No outdoor storage of materials.

9 10. Limited to office uses.

10 11. Limited to self-service household moving truck or trailer rental accessory to a
11 gasoline service station.

12 12. Limited to self-service household moving truck or trailer rental accessory to a
13 gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

14 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

15 14. Accessory to an apartment development of at least twelve units provided:

16 a. The gross floor area in self service storage shall not exceed the total gross
17 floor area of the apartment dwellings on the site;

18 b. All outdoor lights shall be deflected, shaded and focused away from all
19 adjoining property;

20 c. The use of the facility shall be limited to dead storage of household goods;

21 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
22 similar equipment;

23 e. No outdoor storage or storage of flammable liquids, highly combustible or
24 explosive materials or hazardous chemicals;

- 1 f. No residential occupancy of the storage units;
- 2 g. No business activity other than the rental of storage units; and
- 3 h. A resident director shall be required on the site and shall be responsible for
- 4 maintaining the operation of the facility in conformance with the conditions of approval.
- 5 15. Limited to products produced on-site.
- 6 16. Only as an accessory use to another permitted use.
- 7 17. No outdoor storage.
- 8 18. Only as an accessory use to a public agency or utility yard, or to a transfer
- 9 station.
- 10 19. Limited to new commuter parking lots designed for thirty or fewer parking
- 11 spaces or commuter parking lots located on existing parking lots for churches, schools, or
- 12 other permitted nonresidential uses which have excess capacity available during commuting;
- 13 provided that the new or existing lot is adjacent to a designated arterial that has been
- 14 improved to a standard acceptable to the department of transportation.
- 15 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
- 16 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
- 17 vehicles.
- 18 22. Storage limited to accessory storage of commodities sold at retail on the
- 19 premises or materials used in the fabrication of commodities sold on the premises.
- 20 23. Limited to emergency medical evacuation sites in conjunction with police, fire
- 21 or health service facility. Helistops are prohibited from the UR zone only if the property is
- 22 located within a designated unincorporated Rural Town.
- 23 24. Allowed as accessory to an allowed use.

1 25. Limited to private road ambulance services with no outside storage of
2 vehicles.

3 26. Limited to two acres or less.

4 27. a. Utility yards only on sites with utility district offices; or

5 b. Public agency yards are limited to material storage for road maintenance
6 facilities.

7 28. Limited to bulk gas storage tanks which pipe to individual residences but
8 excluding liqu((i))efied natural gas storage tanks.

9 29. Excluding bulk gas storage tanks.

10 30. For I-zoned sites located outside the urban growth area designated by the
11 King County Comprehensive Plan, uses shall be subject to the provisions for rural industrial
12 uses as set forth in K.C.C. Chapter 21A.12.

13 31. Vactor waste treatment, storage and disposal shall be limited to liquid
14 materials. Materials shall be disposed of directly into a sewer system, or shall be stored in
15 tanks (or other covered structures), as well as enclosed buildings.

16 32. Provided:

17 a. Off-street required parking for a land use located in the urban area must be
18 located in the urban area;

19 b. Off-street required parking for a land use located in the rural area must be
20 located in the rural area; and

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c. Off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.

INTRODUCED AND READ for the first time this 15th day of June, 1998.

PASSED by a vote of 9 to 2 this 21ST day of September, 1998

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Louise Miller
Chair

ATTEST:

[Signature]
Clerk of the Council

APPROVED this 25 day of September 1998

[Signature]
King County Executive

Attachments: Appendix A: Amendments to Appendix A (Property-Specific Development Conditions) of Ordinance 12824.

1 AMENDMENT TO APPENDIX A OF ORDINANCE 12824; Property-Specific
2 Development Conditions.

3
4 On Page BC-22, repeal BC-P22: Animal Fencing and the accompanying parcel-specific
5 application map.

6
7 On Page NC-35, repeal NC-P21: Grazing Animal Access to May Creek and its Tributaries
8 and the accompanying parcel-specific application map.

9
10 On Page SC-3, repeal SC-P3: Clearing and Grading and the accompanying parcel-specific
11 application map.

12
13 On Page TR-40, repeal TR-P44: Clearing and Grading and the accompanying parcel-
14 specific application map.

15