



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

November 14, 2001

Ordinance 14254

Proposed No. 2001-0474.2

Sponsors Miller

1 AN ORDINANCE relating to zoning, providing
2 opportunity for design consultation services as part of
3 resource-based cottage industries located within the Rural
4 zone; and amending Ordinance 10870, Section 333, as
5 amended, and K.C.C. 21A.08.060.

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8 **STATEMENT OF FACTS:**

9 King County Comprehensive Plan Policy R-104 encourages the retention
10 of existing rural resource-based uses, with appropriate site management
11 that protects habitat resources. Classic Nursery is located along the banks
12 of Bear Creek, one of the most significant salmon-bearing streams in King
13 County, and has a proven record of leading and participating in
14 environmental protection and habitat enhancement efforts along Bear
15 Creek.

16 King County Comprehensive Plan Policy R-105 recognizes resource-
17 based cottage industries and the growing and selling of horticultural

18 products. Cottage industries such as the Classic Nursery provide for the
19 growing and sales of horticultural products to rural residents.
20 King County Comprehensive Plan Policy R-106 recognizes and supports
21 cottage industries that provide services to rural residents and that are part
22 of the traditional rural economic activities and lifestyles found in the Rural
23 Areas of King County. Resource-related cottage industries such as the
24 Classic Nursery on Avondale Road, are key components of maintaining a
25 sound and healthy rural economy and are part of the very fabric of rural
26 life.

27 Landscape design consultations are a logical extension of the services
28 provide to buyers of horticultural products sold by a cottage industry such
29 as Classic Nursery. Such consultation services do not constitute an
30 inappropriate extension of urban services if the consultations are limited to
31 office or administrative functions and no equipment used for the
32 installation of landscape materials off-site is kept on the premises.

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34 SECTION 1. Ordinance 10870, Section 333, as amended, and K.C.C.

35 21A.08.060 are each hereby amended to read as follows:

A. Government/business services land uses.

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

Z O N E	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)					
	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)					
	G	O	I	U	RE			E	U	O	U	E	F	N			
	R	R	N	R	B S			B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A E		A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N R		N	D	H	N	U	N	O	N	C	S
	E	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 (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, 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28, 33	P29 C28	P29	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 P19	C P19	C	C P19	P	P	P	P	P
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8

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*	Vector Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P	
BUSINESS SERVICES:														
*	Construction and Trade				P34						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,	P15			C15,	C15							P	
4222	Refrigeration and Storage	C			33									
*	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

37 ((Government/business service land uses:))

38 B. Development conditions.

39 1. Except self-service storage.

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

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

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

46 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter
47 21A.32.

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

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

55 b. any buildings from which fire-fighting equipment emerges onto a street
56 shall maintain a distance of thirty-five feet from such street;

57 c. no outdoor storage; and

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

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

61 a. holding cells,

62 b. suspect interview rooms (except in the NB zone), or

63 c. long-term storage of stolen properties.

64 8. Private stormwater management facilities serving development proposals

65 located on commercial/industrial zoned lands shall also be located on

66 commercial/industrial lands, unless participating in an approved shared facility drainage

67 plan. Such facilities serving development within an area designated "urban" in the King

68 County Comprehensive Plan shall only be located in the urban area.

69 9. No outdoor storage of materials.

70 10. Limited to office uses.

71 11. Limited to self-service household moving truck or trailer rental accessory to

72 a gasoline service station.

73 12. Limited to self-service household moving truck or trailer rental accessory to

74 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

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

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

77 a. the gross floor area in self service storage shall not exceed the total gross

78 floor area of the apartment dwellings on the site;

79 b. all outdoor lights shall be deflected, shaded and focused away from all

80 adjoining property;

- 81 c. the use of the facility shall be limited to dead storage of household goods;
- 82 d. no servicing or repair of motor vehicles, boats, trailers, lawn mowers or
- 83 similar equipment;
- 84 e. no outdoor storage or storage of flammable liquids, highly combustible or
- 85 explosive materials or hazardous chemicals;
- 86 f. no residential occupancy of the storage units;
- 87 g. no business activity other than the rental of storage units; and
- 88 h. a resident director shall be required on the site and shall be responsible for
- 89 maintaining the operation of the facility in conformance with the conditions of approval.
- 90 15. Limited to products produced on-site.
- 91 16. Only as an accessory use to another permitted use.
- 92 17. No outdoor storage.
- 93 18. Only as an accessory use to a public agency or utility yard, or to a transfer
- 94 station.
- 95 19. Limited to new commuter parking lots designed for thirty or fewer parking
- 96 spaces or commuter parking lots located on existing parking lots for churches, schools, or
- 97 other permitted nonresidential uses which have excess capacity available during
- 98 commuting; provided that the new or existing lot is adjacent to a designated arterial that
- 99 has been improved to a standard acceptable to the department of transportation;
- 100 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
- 101 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
- 102 vehicles.

103 22. Storage limited to accessory storage of commodities sold at retail on the
104 premises or materials used in the fabrication of commodities sold on the premises.

105 23. Limited to emergency medical evacuation sites in conjunction with police,
106 fire or health service facility. Helistops are prohibited from the UR zone only if the
107 property is located within a designated unincorporated Rural Town.

108 24. Allowed as accessory to an allowed use.

109 25. Limited to private road ambulance services with no outside storage of
110 vehicles.

111 26. Limited to two acres or less.

112 27a. Utility yards only on sites with utility district offices; or

113 b. Public agency yards are limited to material storage for road maintenance
114 facilities.

115 28. Limited to bulk gas storage tanks which pipe to individual residences but
116 excluding liquefied natural gas storage tanks.

117 29. Excluding bulk gas storage tanks.

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

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

124 32. Provided:

125 a. off-street required parking for a land use located in the urban area must be
126 located in the urban area;

127 b. off-street required parking for a land use located in the rural area must be
128 located in the rural area; and

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

132 33. Subject to review and approval of conditions to comply with trail corridor
133 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian
134 community designated by the Comprehensive Plan.

135 34. Limited to landscape and horticultural services (SIC 078) that are accessory
136 to a use classified as retail nurseries, lawn and garden supply store (SIC 5261) and

137 provided that construction equipment for the accessory use shall not be stored on the
138 premises.

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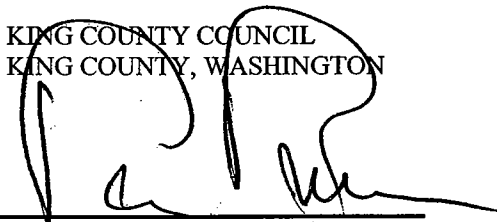
Ordinance 14254 was introduced on 9/24/01 and passed by the Metropolitan King County Council on 11/13/01, by the following vote:

Yes: 9 - Mr. von Reichbauer, Ms. Miller, Mr. Phillips, Mr. McKenna, Ms. Sullivan, Mr. Pullen, Mr. Gossett, Ms. Hague and Mr. Thomas

No: 0

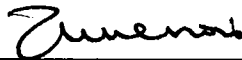
Excused: 4 - Ms. Fimia, Mr. Pelz, Mr. Nickels and Mr. Irons

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON




Pete von Reichbauer, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 19 day of NOVEMBER 2001.



Ron Sims, County Executive

Attachments None