



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

January 15, 2002

Ordinance 14279

Proposed No. 2001-0586.1

Sponsors Sullivan

1 AN ORDINANCE relating to zoning, to permit domestic
2 violence shelters as a permitted use in the R-1 through R-8
3 zones and preserving the need for a high degree of
4 confidentiality for such facilities as to location; and
5 amending Ordinance 10870, Section 330, as amended, and
6 K.C.C. 21A.08.030.

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STATEMENT OF FACTS

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Domestic violence is an unfortunate reality for many members of society
and shelters are needed to provide an escape from domestic violence.

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Due to the unstable nature of those persons prone to committing domestic
violence, such shelters need a high degree of confidentiality as to location.

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This confidentiality protects shelter residents, staff, neighbors and the

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community at large. Requiring shelters to obtain a conditional use permit

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through a widely publicized public review process undermines

17 confidentiality and increases the risk of contact with those who would
 18 commit domestic violence.

19 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

20 SECTION 1. Ordinance 10870, Section 330, as amended, and K.C.C.

21 21A.08.030 are each hereby amended to read as follows:

22 Residential land uses. A. Residential land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use		A	F	M	R	UR	U	R	N	B	C	B	R	B	O	I		
C-Conditional Use																		
S-Special Use		Z	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	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					
	DWELLING UNITS, TYPES:																	
*	Single detached	P C13	P2		P C13	P C13	P C13	P C13										
*	Townhouse				C4	C4	P C12	P	P3	P3	P3	P3						
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3						

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	* Mobile home park				S14		C8	P				
	GROUP RESIDENCES:											
	* Community residential facility-I				C	C	P15 C	P	P3	P3	P3	P3
	* Community residential facility-II							P	P3	P3	P3	P3
	* Dormitory				C6	C6	C6	P				
	* Senior citizen assisted housing						P4	P4	P	P3	P3	P3
	ACCESSORY USES:											
	* Residential accessory uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7
	* Home occupation	P	P		P	P	P	P	P	P	P	P
	* Home industry	C			C	C	C					
	TEMPORARY LODGING:											
7011	Hotel/motel (1)									P	P	P
	* Bed and breakfast guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11	
7041	Organization hotel/lodging houses										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.

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B. Development conditions.

1. Except bed and breakfast guesthouses.
2. In the forest production district, the following conditions apply:
 - a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

29 disposal systems, and driveways. Additional site disturbance for raising livestock, up to
30 the smaller of thirty-five percent of the lot or seven acres, may be approved provided that
31 a farm management (conservation) plan is prepared pursuant to the requirements of
32 K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal
33 care and not the total area of the lot;

34 b. A forest management plan shall be required for any new residence in the
35 forest production district, which shall be reviewed and approved by the King County
36 department of natural resources prior to building permit issuance; and

37 c. A fire protection plan for the subject property is required and shall be
38 reviewed and approved by the Washington state department of natural resources with the
39 concurrence of the fire marshal for each residential use. This plan shall be developed in
40 such a manner as to protect the adjoining forestry uses from a fire that might originate
41 from the residential use. This plan shall provide for setbacks from existing forestry uses
42 and maintenance of approved fire trails or other effective fire line buffers on perimeters
43 with forest land.

44 3. Only as part of a mixed use development subject to the conditions of K.C.C.
45 chapter 21A.14, except that in the NB zone on properties with a land use designation of
46 commercial outside of center (CO) in the urban areas, stand-alone townhouse
47 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and
48 21A.14.180.

49 4. a. Only in a building listed on the National Register as an historic site or
50 designated as a King County landmark subject to the provisions of K.C.C. 21A.32.

51 b. In the R-1 zone, apartment units are permitted, provided that:

52 (1) the proposal shall be subject to a conditional use permit when exceeding
53 base density,

54 (2) at least fifty percent of the site is constrained by unbuildable sensitive
55 areas. For purposes of this section, unbuildable sensitive areas shall include wetlands,
56 streams and slopes forty percent or steeper and associated buffers; and

57 (3) the density does not exceed a density of eighteen units per acre of net
58 buildable area as defined in K.C.C. 21A.06.797; or

59 c. In the R-4 through R-8 zones, apartment units are permitted, provided that
60 the proposal shall be subject to a conditional use permit when exceeding base density,
61 and provided that the density does not exceed a density of eighteen units per acre of net
62 buildable area as defined in K.C.C. 21A.06.797.

63 5. Apartment units are permitted outright as follows:

64 a. In the R-1 zone when at least fifty percent of the site is constrained by
65 unbuildable sensitive areas which for purposes of this section, includes wetlands, streams
66 and slopes forty percent or steeper and associated buffers, and provided that the density
67 does not exceed a density of eighteen units per acre of net buildable area as defined in
68 K.C.C. 21A.06.797; or

69 b. In the R-4 through R-8 zones, provided that the density does not exceed
70 eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

71 6. Only as an accessory to a school, college, university or church.

72 7. a. Accessory dwelling units:

73 (1) only one accessory dwelling per primary single detached dwelling unit;

74 (2) only in the same building as the primary dwelling unit on an urban lot that
75 is less than ten thousand square feet in area, on a rural lot that is less than the minimum
76 lot size, or on a lot containing more than one primary dwelling;

77 (3) the primary dwelling unit or the accessory dwelling unit shall be owner
78 occupied;

79 (4)(a) one of the dwelling units shall not exceed a floor area of one thousand
80 square feet except when one of the dwelling units is wholly contained within a basement
81 or attic, and

82 (b) when the primary and accessory dwelling units are located in the same
83 building, only one entrance may be located on each street side of the building;

84 (5) one additional off-street parking space shall be provided;

85 (6) the accessory dwelling unit shall be converted to another permitted use or
86 shall be removed if one of the dwelling units ceases to be owner occupied; and

87 (7) an applicant seeking to build an accessory dwelling unit shall file a notice
88 approved by the department with the records and elections division which identifies the
89 dwelling unit as accessory. The notice shall run with the land. The applicant shall
90 submit proof that the notice was filed before the department shall approve any permit for
91 the construction of the accessory dwelling unit. The required contents and form of the
92 notice shall be set forth in administrative rules. If an accessory dwelling unit in a
93 detached building in the Rural zone is subsequently converted to a primary unit on a
94 separate lot, neither the original lot or the new lot may have an additional detached
95 accessory dwelling unit constructed unless the lot is at least twice the minimum lot area
96 required in the zone.

97 (8) accessory dwelling units and accessory living quarters are not allowed in
98 the F zone.

99 (9) in the A zone, one accessory dwelling unit is allowed on any lot under
100 twenty acres in size, and two accessory dwelling units are allowed on lots that are twenty
101 acres or more, provided that the accessory dwelling units are occupied only by farm
102 workers and the units are constructed in conformance with the State Building Code.

103 b. One single or twin engine, noncommercial aircraft shall be permitted only
104 on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody
105 or landing field, provided there is:

106 (1) no aircraft sales, service, repair, charter or rental; and

107 (2) no storage of aviation fuel except that contained in the tank or tanks of the
108 aircraft.

109 c. Buildings for residential accessory uses in the RA and A zone shall not
110 exceed five thousand square feet of gross floor area, except for buildings related to
111 agriculture or forestry.

112 8. Mobile home parks shall not be permitted in the R-1 zones.

113 9. Only as an accessory to the permanent residence of the operator, and:

114 a. Serving meals to paying guests shall be limited to breakfast; and

115 b. There shall be no more than five guests per night.

116 10. Only as an accessory to the permanent residence of the operator, and:

117 a. Serving meals to paying guests shall be limited to breakfast; and

118 b. The number of persons accommodated per night shall not exceed five,
119 except that a structure that satisfies the standards of the Uniform Building Code as

120 adopted by King County for R-1 occupancies may accommodate up to ten persons per
121 night.

122 11. Only if part of a mixed use development, and subject to the conditions of
123 K.C.C. 21A.08.030B.10.

124 12. Townhouses are permitted, but shall be subject to a conditional use permit if
125 exceeding base density.

126 13. Required before approving more than one dwelling on individual lots,
127 except on lots in subdivisions, short subdivisions or binding site plans approved for
128 multiple unit lots, and except as provided for accessory dwelling units in K.C.C.
129 21A.08.030B.7.

130 14. No new mobile home parks are allowed in a rural zone.

131 15. Limited to domestic violence shelter facilities.

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Ordinance 14279 was introduced on 12/3/01 and passed by the Metropolitan King County Council on 1/14/02, by the following vote:

Yes: 11 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr. Pelz, Mr. Constantine, Mr. Pullen, Mr. Gossett, Ms. Hague, Mr. Irons and Ms. Patterson

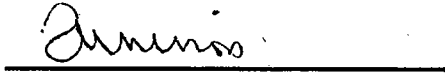
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Excused: 2 - Mr. Phillips and Mr. McKenna

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

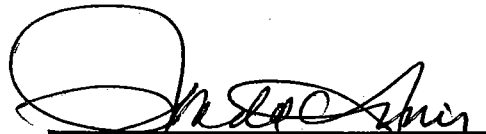

Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 24 day of January, 2002.


Ron Sims, County Executive

Attachments None