



King County

**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**November 20, 2007**

**Ordinance 15974**

**Proposed No.** 2006-0407.3

**Sponsors** Constantine and Phillips

1 AN ORDINANCE relating to implementing  
2 recommendations from the 2005 rural economic strategies  
3 report; amending Ordinance 9614, as amended, and K.C.C.  
4 16.82.140, Ordinance 10870, Section 330, as amended, and  
5 K.C.C. 21A.08.030, Ordinance 10870, Section 332, as  
6 amended, and K.C.C. 21A.08.050, Ordinance 10870, Section  
7 333, as amended, and K.C.C. 21A.08.060, Ordinance 10870,  
8 Section 334, as amended, and K.C.C. 21A.08.070 and  
9 Ordinance 10870, Section 335, as amended, and K.C.C.  
10 21A.08.080 and adding new sections to K.C.C. chapter  
11 21A.06.

12  
13 SECTION 1. Ordinance 9614, as amended, and K.C.C. 16.82.140 are each  
14 hereby amended to read as follows:

15 A. Under a Class IV-G forest practice, all clearing not otherwise exempted under  
16 this chapter shall be subject to this chapter. All such clearing subject to the state  
17 Environmental Policy Act, chapter 43.21C RCW, and King County shall accept or

18 assume lead agency status. The department shall consolidate its review of the Class IV-G  
19 application with its SEPA review and its review of associated King County development  
20 permits or approvals.

21 B. Except as otherwise provided in subsections D. and E. of this section, for six  
22 years after the forest practice commenced, the department shall deny a development  
23 proposal on a site when the activity was:

- 24 1. A Class II, III or IV special forest practice, as defined in chapter 76.09 RCW;
- 25 2. A nonconversion Class IV-G forest practice, as defined in K.C.C. chapter  
26 21A.06: or
- 27 3. Undertaken without forest practices or county authorization.

28 C. Subsection B. of this section applies to a development proposal for:

- 29 1. The subdivision of land;
- 30 2. The preparation or construction of a new residential or commercial structure;
- 31 and
- 32 3. Any other development proposal that is not related to ongoing forestry.

33 D. The department may approve a development proposal on a site subject to  
34 subsection B. of this section if:

35 1.a. The applicant demonstrates that the forest practice or clearing on the  
36 harvested portion of the site was consistent with the Conversion Option harvest Plan  
37 reviewed and approved by King County (~~and incorporated as a condition of the state's~~  
38 ~~forest practice permit~~);

39 b. Forest management activities conducted within aquatic areas, wetlands,  
40 steep slopes and wildlife habitat areas are limited to specific silvicultural prescriptions to

41 improve forest health identified in a forest management plan approved by King County;

42 and

43 c. The forest practice is conducted as a:

44 (1) Class IV-G nonconversion forest practice, as defined in K.C.C. chapter  
45 21A.06, that has been approved by the county;

46 (2) Class II, III or IV-S forest practice pursuant to a Washington State  
47 Department of Natural resources forest practices permit; or

48 (3) Class I forest practice, as defined in chapter 76.09 RCW, only for purposes  
49 of precommercial thinning and pruning; or

50 2. The director determines that:

51 a. the applicant was the unknowing subject of criminal trespass, timber theft or  
52 fraud;

53 b. the applicant has demonstrated to the satisfaction of the department that:

54 (1) those portions of the clearing not in compliance with the applicable King  
55 County regulations can be fully restored to the extent that functions shall be improved  
56 over those existing before the clearing; and

57 (2) the unharvested portion of the property is not required to satisfy tree  
58 retention or other mitigation requirements; and

59 c. the applicant has an approved mitigation plan to restore the areas cleared  
60 without complying with applicable King County regulations.

61 E. The department may approve a development proposal on the unharvested  
62 portion of a site subject to subsection B. of this section if:

63 1. The applicant demonstrates that the clearing on the harvested portion of the  
64 site was conducted consistent with a forest management plan approved by King County  
65 and the forest management plan excluded the area proposed for development; and

66 2. The forest practice is conducted as a:

67 a. Class IV-G nonconversion forest practice, as defined in K.C.C. chapter  
68 21A.06, that has been approved by the county;

69 b. Class II, III or IV-S forest practice pursuant to a Washington state  
70 Department of Natural resources forest practices permit; or

71 c. Class I forest practice, as defined in chapter 76.09 RCW, only for purposes  
72 of precommercial thinning and pruning.

73 F. In all cases, lifting or waiving of the six-year moratorium is subject to  
74 compliance with all county ordinances.

75 SECTION 2. Ordinance 10870, Section 69 and K.C.C. 21A.06.145 are each  
76 hereby amended to read as follows:

77 Building(~~(s)~~) materials and hardware (~~((and garden materials))~~) store: an  
78 establishment engaged in selling lumber and other building materials, (~~((feed, or lawn and~~  
79 ~~garden supplies))~~) paint and glass; including, but not limited to uses located in SIC Major  
80 Group No. 52-Building Materials, Hardware, Garden Supply, and Mobile Home Dealers,  
81 but excluding retail nursery, garden center and farm supply stores and (~~((M))~~)mobile  
82 (~~((H))~~)home (~~((D))~~)dealers.

83 NEW SECTION. SECTION 3. A new section is hereby added to K.C.C. chapter  
84 21A.06 to read as follows:

85 Employee, agricultural: A person who renders personal services to, or under the  
 86 direction of, an agricultural employer in connection with the employer's agricultural  
 87 activity.

88 NEW SECTION. SECTION 4. A new section is hereby added to K.C.C. chapter  
 89 21A.06 to read as follows:

90 Retail nursery, garden center and farm supply store: an establishment primarily  
 91 engaged in retailing to the general public:

92 A. Trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers,  
 93 pesticides, garden tools, landscaping materials and other garden supplies; and

94 B. Animal feeds, fertilizers, agricultural chemicals, pesticides, seeds and other  
 95 farm supplies.

96 NEW SECTION. SECTION 5. A new section is hereby added to K.C.C. chapter  
 97 21A.06 to read as follows:

98 Winery: An establishment primarily engaged in one or more of the following:

99 A. Growing grapes or fruit and manufacturing wine, cider or brandies;

100 B. Manufacturing wine, cider, or brandies from grapes and other fruits grown  
 101 elsewhere; and

102 C. Blending wines, cider or brandies.

103 SECTION 6. Ordinance 10870, Section 330, as amended, and K.C.C.

104 21A.08.030 are each hereby amended to read as follows:

105 A. Residential land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	J	
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D

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		O N E	I C E L T U R E	E S T A L	E R L	A L	A N V E	E R N	A I D E N T I A L	G H B O S T H O D	I N B E N E F I C I A L	M U N I C I T Y	I N S T A L L	I N S T A L L	I N S T A L L	U S E R I A L
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I			
	<b>DWELLING UNITS, TYPES:</b>															
*	Single Detached	P C13	P2		P C13	P C13	P C13	P C13	P17							
*	Townhouse				C4	C4	P C12	P	P3	P3	P3	P3				
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3				
*	Mobile Home Park				S14		C8	P								
*	Cottage Housing						C16									
	<b>GROUP RESIDENCES:</b>															
*	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	P3				
	<b>ACCESSORY USES:</b>															
*	Residential Accessory Uses	P7 P18	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									
	<b>TEMPORARY LODGING:</b>															
7011	Hotel Motel (1)									P	P	P				

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*	Bed and Breakfast Guesthouse	P9 C10			P10	P10	P10	P10	P10	P11	P11		
7041	Organization Hotel/Lodging Houses										P		
<b>GENERAL CROSS</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
<b>REFERENCES:</b>		Development Standards, see K.C.C. chapters 21A.12 through 21A.30;											
		General Provisions, see K.C.C. chapters 21A.32 through 21A.38;											
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;											
		(*)Definition of this specific land use, see K.C.C. chapter 21A.06.											

- 106           B. Development conditions.
- 107                 1. Except bed and breakfast guesthouses.
- 108                 2. In the forest production district, the following conditions apply:
- 109                     a. Site disturbance associated with development of any new residence shall be
- 110           limited to three acres. Site disturbance shall mean all land alterations including, but not
- 111           limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage
- 112           disposal systems and driveways. Additional site disturbance for raising livestock, up to
- 113           the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm
- 114           management (conservation) plan is prepared in accordance with K.C.C. chapter 21A.30.
- 115           Animal densities shall be based on the area devoted to animal care and not the total area
- 116           of the lot;
- 117                     b. A forest management plan shall be required for any new residence in the
- 118           forest production district, which shall be reviewed and approved by the King County
- 119           department of natural resources and parks prior to building permit issuance; and
- 120                     c. The forest management plan shall incorporate ((A)) a fire protection ((plan
- 121           ~~for the subject property is required and shall be reviewed and approved by the~~
- 122           ~~Washington state department of natural resources with the concurrence of the fire~~
- 123           ~~marshal for each residential use. This plan shall be developed in such a manner as to~~

124 ~~protect the adjoining forestry uses from a fire that might originate from the residential~~  
125 ~~use. This plan shall provide for setbacks from existing forestry uses and maintenance of~~  
126 ~~approved fire trails or other effective fire line buffers on perimeters with forest land))~~  
127 element that includes fire safety best management practices developed by the department.

128 3. Only as part of a mixed use development subject to the conditions of K.C.C.  
129 chapter 21A.14, except that in the NB zone on properties with a land use designation of  
130 commercial outside of center (CO) in the urban areas, stand-alone townhouse  
131 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and  
132 21A.14.180.

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

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

136 (1) The proposal shall be subject to a conditional use permit when exceeding  
137 base density,

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

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

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



- 147           5. Apartment units are permitted outright as follows:
- 148           a. In the R-1 zone when at least fifty percent of the site is constrained by
- 149 unbuildable sensitive areas which for purposes of this section, includes wetlands, streams
- 150 and slopes forty percent or steeper and associated buffers, and provided that the density
- 151 does not exceed a density of eighteen units per acre of net buildable area as defined in
- 152 K.C.C. 21A.06.797; or
- 153           b. In the R-4 through R-8 zones, provided that the density does not exceed
- 154 eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.
- 155           6. Only as an accessory to a school, college, university or church.
- 156           7.a. Accessory dwelling units:
- 157               (1) Only one accessory dwelling per primary single detached dwelling unit;
- 158               (2) Only in the same building as the primary dwelling unit on an urban lot
- 159 that is less than ten thousand square feet in area, on a rural lot that is less than the
- 160 minimum lot size, or on a lot containing more than one primary dwelling;
- 161               (3) The primary dwelling unit or the accessory dwelling unit shall be owner
- 162 occupied;
- 163               (4)(a) One of the dwelling units shall not exceed a floor area of one thousand
- 164 square feet except when one of the dwelling units is wholly contained within a basement
- 165 or attic((;)); and
- 166               (b) When the primary and accessory dwelling units are located in the same
- 167 building, only one entrance may be located on each street side of the building;
- 168               (5) One additional off-street parking space shall be provided;

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

171 (7) An applicant seeking to build an accessory dwelling unit shall file a notice  
172 approved by the department of executive services, records and licensing services  
173 division, which identifies the dwelling unit as accessory. The notice shall run with the  
174 land. The applicant shall submit proof that the notice was filed before the department  
175 shall approve any permit for the construction of the accessory dwelling unit. The  
176 required contents and form of the notice shall be set forth in administrative rules. If an  
177 accessory dwelling unit in a detached building in the rural zone is subsequently converted  
178 to a primary unit on a separate lot, neither the original lot or the new lot may have an  
179 additional detached accessory dwelling unit constructed unless the lot is at least twice the  
180 minimum lot area required in the zone((-)); and

181 (8) Accessory dwelling units and accessory living quarters are not allowed in  
182 the F zone.

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

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

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

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

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

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

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

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

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

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

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

202 b. The number of persons accommodated per night shall not exceed five,  
203 except that a structure that satisfies the standards of the Uniform Building Code as  
204 adopted by King County for R-1 occupancies may accommodate up to ten persons per  
205 night.

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

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

210 13. Required before approving more than one dwelling on individual lots,  
211 except on lots in subdivisions, short subdivisions or binding site plans approved for  
212 multiple unit lots, and except as provided for accessory dwelling units in K.C.C.  
213 21A.08.030.B.7.

- 214 14. No new mobile home parks are allowed in a rural zone.
- 215 15. Limited to domestic violence shelter facilities.
- 216 16. Only in the R4-R8 zones limited to:
- 217 a. developments no larger than one acre;
- 218 b. not adjacent to another cottage housing development such that the total
- 219 combined land area of the cottage housing developments exceeds one acre; and
- 220 c. All units must be cottage housing units with no less than three units and no
- 221 more than sixteen units, provided that if the site contains an existing home that is not
- 222 being demolished, the existing house is not required to comply with the height limitation
- 223 in subsection B.25. of this section or the floor area and footprint limits in K.C.C.
- 224 21A.14.025.B.
- 225 17. The development for a detached single-family residence shall be consistent
- 226 with the following:
- 227 a. The lot must have legally existed prior to March 1, 2005;
- 228 b. The lot has a comprehensive plan land use designation of Rural
- 229 Neighborhood or Rural Residential; and
- 230 c. The standards of this title for the RA-5 zone shall apply.
- 231 18. Housing for agricultural employees who are employed by the owner or
- 232 operator of the site year-round as follows:
- 233 a. Not more than:
- 234 (1) One agricultural employee dwelling unit on a site under twenty acres;
- 235 (2) Two agricultural employee dwelling units on a site between twenty acres
- 236 and fifty acres;

237           (3) Three agricultural employee dwelling units on a site greater than fifty  
238           acres and less than one-hundred acres; and

239           (4) On sites one-hundred acres and larger one additional agricultural  
240           employee dwelling unit for each additional one hundred acres;

241           b. The primary use of the site shall be agricultural in SIC Industry Group No.  
242           01-Growing and Harvesting Crops or SIC Industry Group No. 02-Raising Livestock and  
243           Small Animals. If the primary use of the site changes to a nonagricultural use, all  
244           agricultural employee dwelling units shall be removed;

245           c. The applicant shall file with the department of executive services, records  
246           and licensing services division, a notice approved by the department that identifies the  
247           agricultural employee dwelling units as accessory and that the dwelling units shall only  
248           be occupied by agricultural employees who are employed by the owner or operator year-  
249           round. The notice shall run with the land. The applicant shall submit to the department  
250           proof that the notice was filed with the department of executive services, records and  
251           licensing services division, before the department approves any permit for the  
252           construction of agricultural employee dwelling units;

253           d. An agricultural employee dwelling unit shall not exceed a floor area of one  
254           thousand square feet and may be occupied by no more than eight unrelated agricultural  
255           employees;

256           e. One off-street parking space shall be provided for each agricultural  
257           employee dwelling unit; and

258           f. The agricultural employee dwelling units shall be constructed in compliance  
259           with K.C.C. Title 16.

260 SECTION 7. Ordinance 10870, Section 332, as amended, and K.C.C.

261 21A.08.050 are each hereby amended to read as follows:

262 A. General services land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
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	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				
	<b>PERSONAL SERVICES:</b>																
72	General Personal Service						C25	C25	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				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P24	P24	P24	P24					
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P7				
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7				
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P10	P10	P10		P				

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753	Automotive Repair (1)							P11	P	P		P
754	Automotive Service							P11	P	P		P
76	Miscellaneous Repair	C33			P32 C33	P32	P32	P32	P32	P	P	P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P
83	Social Services (2)				P12 C13 and 31	P12 C13	P12 C13	P12 C13	P13	P	P	P
*	Stable	P14 C			P14 C31	P14 C	P14 C					
0752	Animal specialty services				C P 35 P 36	C			P	P	P	P
*	Kennel or Cattery	P9			C	C				C	P	
*	Theatrical Production Services									P30	P28	
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21
*	Dog training facility	C34			C34	C34			P	P	P	P
	<b>HEALTH SERVICES:</b>											
801-04	Office Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	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
808-09	Miscellaneous Health									P	P	P

	EDUCATION SERVICES:											
*	Elementary School				P15 and 31	P	P	P		P16c	P16c	P16c
*	Middle/Junior High School				P16 C15 and 31	P	P	P		P16c	P16c	P16c
*	Secondary or High School				P16 C15 and 26 and 31	P26	P26	P26		P16c C	C	P16c
*	Vocational School				P13 C31	P13 C	P13 C	P13 C			P	P17 P
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17 P
*	School District Support Facility				P16 C15 and 23 and 31	P23 C	P23 C	P23 C	C	P	P	P P
<b>GENERAL CROSS</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070:										
<b>REFERENCES:</b>		Development Standards, see K.C.C. chapters 21A.12 through 21A.30;										
		General Provisions, see K.C.C. chapters 21A.32 through 21A.38;										
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;										
		(*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.										

- 263 B. Development conditions.
- 264 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 265 use table.
- 266 2. Except SIC Industry Group Nos.:
- 267 a. 835-Day Care Services, and
- 268 b. 836-Residential Care, which is otherwise provided for on the residential
- 269 permitted land use table.
- 270 3. Limited to SIC Industry Group and Industry Nos.:
- 271 a. 723-Beauty Shops;
- 272 b. 724-Barber Shops;



- 273 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 274 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 275 e. 217-Carpet and Upholstery Cleaning.
- 276 4. Only as an accessory to a cemetery, and prohibited from the UR zone only if
- 277 the property is located within a designated unincorporated Rural Town.
- 278 5. Structures shall maintain a minimum distance of one hundred feet from
- 279 property lines adjoining residential zones.
- 280 6. Only as an accessory to residential use, and:
- 281 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 282 with no openings except for gates, and have a minimum height of six feet; and
- 283 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 284 from property lines adjoining residential zones.
- 285 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
- 286 21A.08.060.A.
- 287 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
- 288 or an accessory use to a school, church, park, sport club or public housing administered
- 289 by a public agency, and:
- 290 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 291 with no openings except for gates and have a minimum height of six feet;
- 292 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 293 from property lines adjoining residential zones;
- 294 c. Direct access to a developed arterial street shall be required in any
- 295 residential zone; and

296 d. Hours of operation may be restricted to assure compatibility with  
297 surrounding development.

298 9.a. As a home occupation only, but the square footage limitations in K.C.C.  
299 chapter 21A.30 for home occupations apply only to the office space for the veterinary  
300 clinic, office space for the kennel or office space for the cattery, and:

301 (1) Boarding or overnight stay of animals is allowed only on sites of five  
302 acres or more;

303 (2) No burning of refuse or dead animals is allowed;

304 (3) The portion of the building or structure in which animals are kept or  
305 treated shall be soundproofed. All run areas, excluding confinement areas for livestock,  
306 shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced  
307 with concrete or other impervious material; and

308 (4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are  
309 met.

310 b. The following additional provisions apply to kennels or catteries in the A  
311 zone:

312 (1) Impervious surface for the kennel or cattery shall not exceed twelve  
313 thousand square feet;

314 (2) Obedience training classes are not allowed except as provided in  
315 subsection B.34. of this section; and

316 (3) Any buildings or structures used for housing animals and any outdoor  
317 runs shall be set back one hundred and fifty feet from property lines.

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

319           b. The portion of the building or structure in which animals are kept or treated  
320 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be  
321 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with  
322 concrete or other impervious material; and

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

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

327           12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

328           13. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter  
329 21A.32.

330           14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not  
331 exceed twenty thousand square feet, but stabling areas, whether attached or detached,  
332 shall not be counted in this calculation.

333           15. Limited to projects which do not require or result in an expansion of sewer  
334 service outside the urban growth area, unless a finding is made that no cost-effective  
335 alternative technologies are feasible, in which case a tightline sewer sized only to meet  
336 the needs of the public school, as defined in RCW 28A.150.010, or the school facility and  
337 serving only the public school or the school facility may be used. New public high  
338 schools shall be permitted subject to the review process set forth in K.C.C. 21A.42.140.

339           16.a. For middle or junior high schools and secondary or high schools or school  
340 facilities, only as a reuse of a public school facility or school facility subject to K.C.C.  
341 chapter 21A.32. An expansion of such a school or a school facility shall be subject to

342 approval of a conditional use permit and the expansion shall not require or result in an  
343 extension of sewer service outside the urban growth area, unless a finding is made that no  
344 cost-effective alternative technologies are feasible, in which case a tightline sewer sized  
345 only to meet the needs of the public school, as defined in RCW 28A.150.010, or the  
346 school facility may be used.

347         b. Renovation, expansion, modernization or reconstruction of a school, a  
348 school facility, or the addition of relocatable facilities, is permitted but shall not require  
349 or result in an expansion of sewer service outside the urban growth area, unless a finding  
350 is made that no cost-effective alternative technologies are feasible, in which case a  
351 tightline sewer sized only to meet the needs of the public school, as defined in RCW  
352 28A.150.010, or the school facility may be used.

353         c. In CB, RB and O, for K-12 schools with no more than one hundred students.

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

355         18. Limited to resource management education programs.

356         19. Only as an accessory to residential use, and:

357                 a. Students shall be limited to twelve per one-hour session;

358                 b. All instruction must be within an enclosed structure; and

359                 c. Structures used for the school shall maintain a distance of twenty-five feet  
360 from property lines adjoining residential zones.

361         20. Subject to the following:

362                 a. Structures used for the school and accessory uses shall maintain a minimum  
363 distance of twenty-five feet from property lines adjoining residential zones;

364                 b. On lots over two and one-half acres:

365 (1) Retail sale of items related to the instructional courses is permitted, if total  
366 floor area for retail sales is limited to two thousand square feet;

367 (2) Sale of food prepared in the instructional courses is permitted with  
368 Seattle-King County department of public health approval, if total floor area for food  
369 sales is limited to one thousand square feet and is located in the same structure as the  
370 school; and

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

373 c. On sites over ten acres, located in a designated Rural Town and zoned any  
374 one or more of UR, R-1 and R-4:

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

377 (2) Sale of food prepared in the instructional courses is permitted with  
378 Seattle-King County department of public health approval, if total floor area for food  
379 sales is limited to one thousand seven hundred fifty square feet and is located in the same  
380 structure as the school;

381 (3) Other incidental student-supporting uses are allowed, if the uses are found  
382 to be functionally related, subordinate, compatible with and incidental to the principal  
383 use;

384 (4) The use shall be integrated with allowable agricultural uses on the site;

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

387 (6) Existing structures that are damaged or destroyed by fire or natural event,  
388 if damaged by more than fifty percent of their prior value, may reconstruct and expand an  
389 additional sixty-five percent of the original floor area but need not be approved as a  
390 conditional use if their use otherwise complies with development condition B.20.c. of this  
391 section and this title.

392 21. Limited to drop box facilities accessory to a public or community use such  
393 as a school, fire station or community center.

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

397 23. Only if adjacent to an existing or proposed school.

398 24. Limited to columbariums accessory to a church, but required landscaping  
399 and parking shall not be reduced.

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

402 26.a. New high schools shall be permitted in the rural and the urban residential  
403 and urban reserve zones subject to the review process in K.C.C. 21A.42.140.

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

406 27. Limited to projects that do not require or result in an expansion of sewer  
407 service outside the urban growth area. In addition, such use shall not be permitted in the  
408 RA-20 zone.

409           28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter  
410 21A.32 or as a joint use of an existing public school facility.

411           29. All studio use must be within an enclosed structure.

412           30. Adult use facilities shall be prohibited within six hundred sixty feet of any  
413 residential zones, any other adult use facility, school, licensed daycare centers, parks,  
414 community centers, public libraries or churches that conduct religious or educational  
415 classes for minors.

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

419           32. Limited to repair of sports and recreation equipment:

420           a. as an accessory to a large active recreation and multiuse park in the urban  
421 growth area; or

422           b. as an accessory to a park, or a large active recreation and multiuse park in  
423 the RA zones, and limited to a total floor area of seven hundred fifty square feet.

424           33. Accessory to agricultural or forestry uses provided:

425           a. the repair of tools and machinery is limited to those necessary for the  
426 operation of a farm or forest.

427           b. the lot is at least five acres.

428           c. the size of the total repair use is limited to one percent of the lot size up to a  
429 maximum of five thousand square feet unless located in a farm structure, including but  
430 not limited to barns, existing as of December 31, 2003.

431           34. Subject to the following:

- 432           a. the lot is at least five acres.
- 433           b. in the A zones, area used for dog training shall be located on portions of
- 434 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
- 435 the already developed portion of such agricultural lands that are not available for direct
- 436 agricultural production or areas without prime agricultural soils.
- 437           c. structures and areas used for dog training shall maintain a minimum distance
- 438 of seventy-five feet from property lines.
- 439           d. all training activities shall be conducted within fenced areas or in indoor
- 440 facilities. Fences must be sufficient to contain the dogs.
- 441           35. Limited to animal rescue shelters and provided that:
- 442           a. the property shall be at least four acres;
- 443           b. buildings used to house rescued animals shall be no less than fifty feet from
- 444 property lines;
- 445           c. outdoor animal enclosure areas shall be located no less than thirty feet from
- 446 property lines and shall be fenced in a manner sufficient to contain the animals;
- 447           d. the facility shall be operated by a nonprofit organization registered under the
- 448 Internal Revenue Code as a 501(c)(3) organization; and
- 449           e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 450 and no later than 7 p.m.
- 451           36. Limited to kennel-free dog boarding and daycare facilities, and:
- 452           a. the property shall be at least five acres;
- 453           b. buildings housing dogs shall be no less than seventy-five feet from property
- 454 lines;



- 455 c. outdoor exercise areas shall be located no less than thirty feet from property  
 456 lines and shall be fenced in a manner sufficient to contain the dogs;
- 457 d. the number of dogs allowed shall be limited to twenty-five, consistent with  
 458 the provisions for hobby kennels as outline in K.C.C. 11.04.060.B;
- 459 e. training and grooming are ancillary services which may be provided only to  
 460 dogs staying at the facility;
- 461 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.  
 462 and no later than 7 p.m.; and
- 463 g. no new facility shall be permitted to be established after one year from the  
 464 effective date of this ordinance.

465 SECTION 8. Ordinance 10870, Section 333, as amended, and K.C.C.

466 21A.08.060 are each hereby amended to read as follows:

467 A. Government/business services land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
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	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							
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-		NB	CB	RB		O	I			
								48										(30)

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	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	P 2 9 C 2 8	P29 C28	P29 C28(, (,)) and 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 P19	C P19	C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P 8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P P	P	P18	P18	P18	P18	P31	P31	P31	P3 1	P
	BUSINESS SERVICES:												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P1 0	P
421	Trucking and Courier Service									P11	P12	P1 3	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C14	P37	P	P	P	P

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4221	Farm Product	P15			P15(	P15,							P
4222	Warehousing, Refrigeration and Storage	C36			(:)) and 33 C36	C36							
*	Log Storage	P15	P		P26(								P
					(:)) and 33								
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	P1 7	P
735	Miscellaneous Equipment Rental									P17	P	P1 7	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								P20	P20	P21	P2 0	P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P3 2	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P

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	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C2	C24
GENERAL		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
CROSS		Development Standards, see chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through											
REFERENCES:		21A.38;											
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;											
		(*) Definition of this specific land use, see K.C.C. chapter 21A.06.											

- 468 B. Development conditions.
- 469 1. Except self-service storage.
- 470 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 471 Educational Research, see general business service/office.
- 472 3.a. Only as a re-use of a public school facility or a surplus nonresidential
- 473 facility subject to the provisions of K.C.C. chapter 21A.32; or
- 474 b. only when accessory to a fire facility and the office is no greater than one
- 475 thousand five hundred square feet of floor area.
- 476 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter
- 477 21A.32.
- 478 5. New utility office locations only if there is no commercial/industrial zoning
- 479 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
- 480 no feasible alternative location is possible, and provided further that this condition
- 481 applies to the UR zone only if the property is located within a designated unincorporated
- 482 Rural Town.
- 483 6.a. All buildings and structures shall maintain a minimum distance of twenty
- 484 feet from property lines adjoining residential zones;

- 485           b. Any buildings from which fire-fighting equipment emerges onto a street  
486 shall maintain a distance of thirty-five feet from such street;
- 487           c. No outdoor storage; and
- 488           d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no  
489 feasible alternative location is possible.
- 490           7. Limited to storefront police offices. Such offices shall not have:
- 491           a. holding cells,
- 492           b. suspect interview rooms (except in the NB zone), or
- 493           c. long-term storage of stolen properties.
- 494           8. Private stormwater management facilities serving development proposals  
495 located on commercial/industrial zoned lands shall also be located on  
496 commercial/industrial lands, unless participating in an approved shared facility drainage  
497 plan. Such facilities serving development within an area designated urban in the King  
498 County Comprehensive Plan shall only be located in the urban area.
- 499           9. No outdoor storage of materials.
- 500           10. Limited to office uses.
- 501           11. Limited to self-service household moving truck or trailer rental accessory to  
502 a gasoline service station.
- 503           12. Limited to self-service household moving truck or trailer rental accessory to  
504 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
- 505           13. Limited to SIC Industry No. 4215-Courier Services, except by air.
- 506           14. Accessory to an apartment development of at least twelve units provided:

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

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

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

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

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

516           f. No residential occupancy of the storage units;

517           g. No business activity other than the rental of storage units; and

518           h. A resident director shall be required on the site and shall be responsible for  
519 maintaining the operation of the facility in conformance with the conditions of approval.

520           15.a. The floor area devoted to warehousing, refrigeration or storage shall not  
521 exceed two thousand square feet;

522           b. Structures and areas used for warehousing, refrigeration and storage shall  
523 maintain a minimum distance of seventy-five feet from property lines adjoining  
524 residential zones; and

525           c. Warehousing, refrigeration and storage is limited to agricultural products  
526 and sixty percent or more of the products must be grown or processed in the Puget Sound  
527 counties. At the time of the initial application, the applicant shall submit a projection of  
528 the source of products to be included in the warehousing, refrigeration or storage.

529           16. Only as an accessory use to another permitted use.

- 530 17. No outdoor storage.
- 531 18. Only as an accessory use to a public agency or utility yard, or to a transfer  
532 station.
- 533 19. Limited to new commuter parking lots designed for thirty or fewer parking  
534 spaces or commuter parking lots located on existing parking lots for churches, schools, or  
535 other permitted nonresidential uses which have excess capacity available during  
536 commuting; provided that the new or existing lot is adjacent to a designated arterial that  
537 has been improved to a standard acceptable to the department of transportation;
- 538 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
- 539 21. No dismantling or salvage of damaged, abandoned or otherwise impounded  
540 vehicles.
- 541 22. Storage limited to accessory storage of commodities sold at retail on the  
542 premises or materials used in the fabrication of commodities sold on the premises.
- 543 23. Limited to emergency medical evacuation sites in conjunction with police,  
544 fire or health service facility. Helistops are prohibited from the UR zone only if the  
545 property is located within a designated unincorporated Rural Town.
- 546 24. Allowed as accessory to an allowed use.
- 547 25. Limited to private road ambulance services with no outside storage of  
548 vehicles.
- 549 26. Limited to two acres or less.
- 550 27a: Utility yards only on sites with utility district offices; or  
551 b. Public agency yards are limited to material storage for road maintenance  
552 facilities.

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

555 29. Excluding bulk gas storage tanks.

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

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

562 32. Provided:

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

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

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

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

573 34. Limited to landscape and horticultural services (SIC 078) that are accessory  
574 to a ~~((use classified as))~~ retail ~~((nurseries, lawn and))~~ nursery, garden ~~((supply))~~ center



575 and farm supply store ((SIC 5261 and provided that e)). Construction equipment for the  
576 accessory use shall not be stored on the premises.

577 35. Allowed as a primary or accessory use to an allowed industrial-zoned land  
578 use.

579 36. Accessory to agricultural uses provided:

580 a. In the RA zones and on lots less than thirty-five acres in the A zone, the floor  
581 area devoted to warehousing, refrigeration or storage shall not exceed three thousand five  
582 hundred square feet unless located in a ~~((farm structure, including but not limited to~~  
583 ~~barns, existing as of December 31, 2003))~~ building designated as historic resource under  
584 K.C.C. chapter 20.62;

585 b. On lots at least thirty-five acres in the A zones, the floor area devoted to  
586 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless  
587 located in a ~~((farm structure, including but not limited to barns, existing as of December~~  
588 ~~31, 2003))~~ building designated as historic resource under K.C.C. chapter 20.62;

589 c. In the A zones, structures and areas used for warehousing, refrigeration and  
590 storage shall be located on portions of agricultural lands that are unsuitable for other  
591 agricultural purposes, such as areas within the already developed portion of such  
592 agricultural lands that are not available for direct agricultural production, or areas without  
593 prime agricultural soils;

594 d. Structures and areas used for warehousing, refrigeration or storage shall  
595 maintain a minimum distance of seventy-five feet from property lines adjoining  
596 residential zones; and

597 e. Warehousing, refrigeration and storage is limited to agricultural products  
 598 and sixty percent or more of the products must be grown or processed in the Puget Sound  
 599 counties. At the time of the initial application, the applicant shall submit a projection of  
 600 the source of products to be included in the warehousing, refrigeration or storage.

601 37. Use shall be limited to the NB zone on parcels outside of the Urban Growth  
 602 Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such  
 603 use shall not exceed ten thousand square feet.

604 SECTION 9. Ordinance 10870, Section 334, as amended, and K.C.C.

605 21A.08.070 are each hereby amended to read as follows:

606 A. Retail land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL					
P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I	
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N	
S-Special Use	Z	R	R	N	R	B S	B	S	I S	M S	G S	F	D	
		O	I	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
		E	U	T	A		V		E	B E	N E	N E	E	
		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)	
*	Building((-)) Materials and Hardware (and Garden Materials) Stores	((P19))			((P21 (-))				P2	P	P			

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*	Nursery, Garden Center and Farm Supply Stores	<u>P1</u> <u>C1</u>			<u>P1</u> <u>C1</u>			<u>P</u>	<u>P</u>	<u>P</u>		
*	Forest Products Sales	<u>P3,4</u>	<u>P4</u>		<u>P3,4</u>					<u>P</u>		
*	Department and Variety Stores					<u>C14</u>	<u>C14</u>	<u>P5</u>	<u>P</u>	<u>P</u>		
54	Food Stores				<del>((C13))</del>	<u>C15</u>	<u>C15</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P6</u>
*	Agricultural Product Sales	<del>((P20))</del> <u>P7</u> <u>C7</u>	<u>P4</u>		<del>((P20))</del> <u>P7</u> <u>C7</u>	<u>P3</u>	<u>P3</u>					
*	Motor Vehicle and Boat Dealers									<u>P8</u>		<u>P</u>
553	Auto Supply Stores								<u>P9</u>	<u>P9</u>		<u>P</u>
554	Gasoline Service Stations							<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>
56	Apparel and Accessory Stores								<u>P</u>	<u>P</u>		
*	Furniture and Home Furnishings Stores								<u>P</u>	<u>P</u>		
58	Eating and Drinking Places				<del>((C22 P24))</del> <u>P21</u> <u>C19</u>	<u>P20</u> <u>C16</u> <del>((P23))</del>	<u>P20</u> <u>C16</u> <del>((P23))</del>	<u>P10</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
*	Drug Stores					<u>C15</u>	<u>C15</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>C</u>	
592	Liquor Stores	<u>P13</u>			<u>P13</u>	<u>P13</u>			<u>P</u>	<u>P</u>		

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593	Used Goods: Antiques/ Secondhand Shops								P	P			
*	Sporting Goods and Related Stores			((P25)) P22	(P25)) P22	(P25)) P22	(P25)) P22	(P25)) P22	P	P	(P25)) P22	(P25)) P22	
*	Book, Stationery, Video and Art Supply Stores						C15	C15	P	P	P		
*	Jewelry Stores								P	P			
*	Monuments, Tombstones, and Gravestones									P			
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops								P	P			
598	Fuel Dealers								C11	P		P	
*	Florist Shops						C15	C15	P	P	P	P	
*	Personal Medical Supply Stores								P	P			
*	Pet Shops								P	P	P		
*	Bulk Retail								P	P			
*	Auction Houses									P12		P	
*	Livestock Sales	P17	P17		P17	P17	P17((c)) and 18						P

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

607

B. Development conditions.

608

1.a. ~~((Only feed stores and garden supply stores.))~~ As a permitted use, covered

609

sales areas shall not exceed a total area of two thousand square feet, unless located in a

610

building designated as historic resource under K.C.C. chapter 20.62. With a conditional

611

uses permit, covered sales areas of up to three thousand five hundred square feet may be

612

allowed. Greenhouses used for the display of merchandise other than plants shall be

613

considered part of the covered sales area. Uncovered outdoor areas used to grow or

614

display trees, shrubs, or other plants are not considered part of the covered sales area;

615

b. The site area shall be at least four and one-half acres;

616

c. Sales may include locally made arts and crafts; and

617

d. Outside lighting is permitted if no off-site glare is allowed.

618

2. Only hardware ~~((and garden materials))~~ stores ~~((shall be permitted))~~.

619

3.a. Limited to products grown on site.

620

b. Covered sales areas shall not exceed a total area of five hundred square feet.

621

4. No permanent structures or signs.

622

5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a

623

maximum of two thousand square feet of gross floor area.

624

6. Limited to a maximum of two thousand square feet of gross floor area.

625

7.a. As a permitted use, ~~((F))~~the ~~((floor))~~ covered sales area ~~((devoted to retail~~

626

sales)) shall not exceed ~~((three))~~ two thousand ~~((five hundred))~~ square feet, unless ~~((it is))~~

627

located in ~~((an agricultural structure, such as a barn, existing as of December 31, 2003.))~~

628 building designated as historic resource under K.C.C. chapter 20.62. As a conditional  
629 use, up to three thousand five hundred square feet of covered sales area may be allowed;

630 b. The site area shall be at least four and one-half acres;

631 c. Forty percent or more of the gross sales of agricultural product sold through  
632 the store must be sold by the producers of primary agricultural products((-));

633 ((e-)) d. Sixty percent or more of the gross sales of agricultural products sold  
634 through the store shall be derived from products grown or produced in the Puget Sound  
635 counties. At the time of the initial application, the applicant shall submit a reasonable  
636 projection of the source of product sales((-));

637 ((d-)) e. Sales shall be limited to agricultural products and locally made arts  
638 and crafts((-));

639 ((e-)) f. Storage areas for agricultural products may be included in a farm store  
640 structure or in any accessory building((-)); and

641 ((f-)) g. Outside lighting is permitted if no off-site glare is allowed.

642 8. Excluding retail sale of trucks exceeding one-ton capacity.

643 9. Only the sale of new or reconditioned automobile supplies is permitted.

644 10. Excluding SIC Industry No. 5813-Drinking Places.

645 11. No outside storage of fuel trucks and equipment.

646 12. Excluding vehicle and livestock auctions.

647 13. Only as accessory to a winery or ((brewery)) SIC Industry No. 2082-Malt

648 Beverages, and limited to sales of products produced on site and incidental items where  
649 the majority of sales are generated from products produced on site.

650 14. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a  
651 maximum of five thousand square feet of gross floor area, and subject to K.C.C.  
652 21A.12.330.

653 15. Not permitted in R-1 and limited to a maximum of five thousand square feet  
654 of gross floor area and subject to K.C.C. 21A.12.230.

655 16. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places,  
656 and limited to a maximum of five thousand square feet of gross floor area and subject to  
657 K.C.C. 21A.12.230, except as provided in subsection ~~((B.23.))~~ B.20. of this section.

658 17. Retail sale of livestock is permitted only as accessory to raising livestock.

659 18. Limited to the R-1 zone.

660 19. ~~((Limited to the sale of livestock feed, hay and livestock veterinary supplies  
661 with a covered sales area of not more than two thousand square feet. The square foot  
662 limitation does not include areas for storing livestock feed, hay or veterinary supplies or  
663 covered parking areas for trucks engaged in direct sale of these products from the truck.~~

664 ~~20.a. The floor area devoted to retail sales shall not exceed two thousand square  
665 feet, unless it is located in an agricultural structure, such as a barn, existing as of  
666 December 31, 2003.~~

667 ~~b. Forty percent or more of the gross sales of agricultural products sold  
668 through the store must be sold by the producers of primary agricultural products.~~

669 ~~e. Sixty percent or more of the gross sales of agricultural products sold through  
670 the store over a five-year period shall be derived from products grown or produced in the  
671 Puget Sound counties. At the time of the initial application, the applicant shall submit a  
672 projection of the source of product sales.~~

673 ~~d. Sales shall be limited to agricultural products and locally made arts and~~  
674 ~~crafts.~~

675 ~~e. Storage areas for agricultural products may be included in a farm store~~  
676 ~~structure or in any accessory building.~~

677 ~~f. Outside lighting is permitted if no off-site glare is allowed.~~

678 ~~21. Limited to hay sales.~~

679 ~~22.))~~ Only as:

680 a. ~~((an accessory use to a winery or brewery, limited to the tasting of products~~  
681 ~~produced on site;~~

682 b.)) an accessory use to a permitted manufacturing or retail land use, limited to  
683 espresso stands to include sales of beverages and incidental food items, and not to include  
684 drive-through sales; or

685 ~~((e.))~~ b. an accessory use to a large active recreation and multiuse park, limited  
686 to a total floor area of three thousand five hundred square feet.

687 ~~((23.))~~ 20. Only as:

688 a. an accessory to a large active recreation and multiuse park; or

689 b. an accessory to a park and limited to a total floor area of one thousand five  
690 hundred square feet.

691 ~~((24.))~~ 21. Accessory to a park, limited to a total floor area of seven hundred  
692 fifty square feet.

693 ~~((25.))~~ 22. Only as an accessory to:

694 a. a large active recreation and multiuse park in the urban growth area; or



695 b. a park, or a large active recreation and multiuse park in the RA zones, and  
 696 limited to a total floor area of seven hundred and fifty square feet.

697 SECTION 10. Ordinance 10870, Section 335, as amended, and K.C.C.

698 21A.08.080 are each hereby amended to read as follows:

699 A. Manufacturing land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use		A	F	M	R	U R	U R		N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R E		E U	O U	E U	F	N
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	T
		L		L		E	N		O S	I S	A S		R
		T					T		R S	T S	L S		I
		U					J		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 (11)
20	Food and Kindred Products	P1(( C14)) C1	P1		P1(( C14)) C1	P1					C		P2 C
*2082((- 2084))	Winery/Brewery	P3 C12			P3 ((C13)) C12	P3					C		P
*	Materials Processing Facility	((P15)) P13	((P16)) P14 C	((P17 C18)) P15 C16									P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4	P4 C5		P4, C5	P4					C6		P
25	Furniture and Fixtures										C		P

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26	Paper and Allied Products										C
27	Printing and Publishing						P7	P7	P7C	P7C	P
28	Chemicals and Allied Products										C
2911	Petroleum Refining and Related Industries										C
30	Rubber and Misc. Plastics Products										C
31	Leather and Leather Goods								C		P
32	Stone, Clay, Glass and Concrete Products							P6	P9		P
33	Primary Metal Industries										C
34	Fabricated Metal Products										P
35	Industrial and Commercial Machinery										P
351-55	Heavy Machinery and Equipment										C
357	Computer and Office Equipment								C	C	P
36	Electronic and other Electric Equipment								C		P
374	Railroad Equipment										C
376	Guided Missile and Space Vehicle Parts										C
379	Miscellaneous Transportation Vehicles										C
38	Measuring and Controlling Instruments								C	C	P
39	Miscellaneous Light Manufacturing								C		P
*	Motor Vehicle and Bicycle Manufacturing										C
*	Aircraft, Ship and Boat Building										P10C
7534	Tire Retreading								C		P
781-82	Movie								P		P

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

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B. Development conditions.

1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;

b. In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals.

c. In the RA and UR zones, only allowed on lots of at least four and one-half acres and only when accessory to an agricultural use;

d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section, ((F))the floor area devoted to all processing shall not exceed ((two)) three thousand five hundred square feet((-)), unless located in a building designated as historic resource under K.C.C. chapter 20.62;

(2) With a conditional use permit, up to five thousand square feet of floor area may be devoted to all processing; and

(3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to all processing shall not exceed seven thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

((b-)) e. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62((-));

719 ((e-)) f. Processing is limited to agricultural products and sixty percent or more  
720 of the products processed must be grown in the Puget Sound counties. At the time of  
721 initial application, the applicant shall submit a projection of the source of products to be  
722 produced((-));

723 g. In the A zone, structures used for processing shall be located on portions of  
724 agricultural lands that are unsuitable for other agricultural purposes, such as areas within  
725 the already developed portion of such agricultural lands that are not available for direct  
726 agricultural production, or areas without prime agricultural soils; and

727 h. Tasting of products produced on site may be provided. The area devoted to  
728 tasting shall be included in the floor area limitation in subsection B.1.d. of this section.

729 2. Except slaughterhouses.

730 3. ~~((Only as a home industry, subject to K.C.C. chapter 21A.30.))~~ a. Limited to  
731 wineries and SIC Industry No. 2082-Malt Beverages;

732 b. In the A zone, only allowed on sites where the primary use is SIC Industry  
733 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small  
734 Animals;

735 c. In the RA and UR zones, only allowed on lots of at least four and one-half  
736 acres;

737 d. The floor area devoted to all processing shall not exceed three thousand five  
738 hundred square feet, unless located in a building designated as historic resource under  
739 K.C.C. chapter 20.62.

740           e. Structures and areas used for processing shall maintain a minimum distance  
741 of seventy-five feet from property lines adjoining residential zones, unless located in a  
742 building designated as historic resource under K.C.C. chapter 20.62;

743           f. Sixty percent or more of the products processed must be grown in the Puget  
744 Sound counties. At the time of initial application, the applicant shall submit a projection  
745 of the source of products to be produced; and

746           g. Tasting of products produced on site may be provided. The area devoted to  
747 tasting shall be included in the floor area limitation in subsection B.3.c. of this section.

748           4. Limited to rough milling and planing of products grown on-site with portable  
749 equipment.

750           5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites,  
751 limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.

752           6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and  
753 No. 2431-Millwork, (excluding planing mills).

754           7. Limited to photocopying and printing services offered to the general public.

755           8. Only within enclosed buildings, and as an accessory use to retail sales.

756           9. Only within enclosed buildings.

757           10. Limited to boat building of craft not exceeding forty-eight feet in length.

758           11. For I-zoned sites located outside the urban growth area designated by the  
759 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.  
760 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for  
761 rural industrial uses as set forth in K.C.C. chapter 21A.12.

762           12. ~~((Limited to wineries subject to the following:~~

763 a. ~~The total floor area of structures for wineries and any accessory uses are not~~  
764 ~~to exceed three thousand five hundred square feet, including underground storage, unless~~  
765 ~~located in existing agricultural structures, including, but not limited to, barns.~~

766 b. ~~Expansions of existing agricultural structures used for wineries are not to~~  
767 ~~exceed three thousand five hundred square feet.~~

768 c. ~~At least sixty percent of the grapes or other agricultural products used to~~  
769 ~~produce the wine must be grown in King County.~~

770 d. ~~Structures and areas used for processing are set back a minimum distance of~~  
771 ~~seventy five feet from property lines adjacent to residential zones.~~

772 e. ~~Wineries must comply with Washington state Department of Ecology and~~  
773 ~~King County board of health regulations for water usage and wastewater disposal.~~

774 ~~Wineries using water from exempt wells must install a water meter.~~

775 13.) ~~Limited to wineries ((subject to the following:)) and SIC Industry No.~~  
776 ~~2082-Malt Beverages;~~

777 ((a.)) b.(1) Except as provided in subsection B.12.b.(2) of this section, ((F))the  
778 floor area of structures for wineries and breweries and any accessory uses ((are limited to  
779 a total of)) shall not exceed a total of eight thousand square feet((, except that)). The  
780 floor area may be increased by up to an additional eight thousand square feet of  
781 underground storage that is constructed completely below natural grade, not including  
782 required exits and access points, ((may add an additional eight thousand square feet  
783 provided that)) if the underground storage is at least one foot below the surface and is not  
784 visible above ground ((and must meet the following:)); and

785                    (2) On Vashon-Maury Island, the total floor area of structures for wineries  
786                    and breweries and any accessory uses may not exceed six thousand square feet, including  
787                    underground storage;

788                    ~~((1))~~ c. Wineries and breweries ~~((must))~~ shall comply with Washington state  
789 Department of Ecology and King County board of health regulations for water usage and  
790 wastewater disposal. Wineries and breweries using water from exempt wells ~~((are to))~~  
791 shall install a water meter~~((:))~~;

792                    ~~((2))~~ Clearing on the site is limited to a maximum of thirty-five percent of the  
793 lot area or the amount previously legally cleared, whichever is greater. Removal of  
794 noxious weeds and invasive vegetation is exempt from this clearing limitation. The  
795 remainder of the site is to be managed under a forest management plan approved by the  
796 King County department of natural resources and parks.

797                    ~~((3))~~ d. Off-street parking is limited to one hundred and fifty percent of the  
798 minimum requirement for wineries or breweries specified in K.C.C. 21A.18.030~~((:))~~;

799                    ~~((4))~~ e. Structures and areas used for processing ~~((are))~~ shall be set back a  
800 minimum distance of seventy-five feet from property lines adjacent to residential zones,  
801 unless the processing is located in a building designated as historic resource under K.C.C.  
802 chapter 20.62~~((:))~~;

803                    ~~((b-))~~ f. The minimum site area is four and one-half acres. If the total floor  
804 area of ~~((S))~~ structures for wineries and breweries and any accessory uses ~~((that))~~ exceed  
805 six thousand square feet, ~~((of total floor area))~~ including underground storage ~~((must))~~:

806                    (1) ~~((have a))~~ the minimum ~~((lot size of))~~ site area is ten acres; and

807 (2) ~~((use))~~ a minimum of two and one-half acres of the site shall be used for  
808 the growing of agricultural products~~((:))~~;

809 ~~((e. Structures for wineries and any accessory uses that do not exceed a six  
810 thousand square feet of total floor area, including underground storage, must have a  
811 minimum lot size of five acres.~~

812 ~~d. On Vashon Maury Island, the total floor area of structures for wineries and  
813 any accessory uses located may not exceed six thousand square feet including  
814 underground storage and must have a minimum lot size of five acres.)~~

815 g. The facility shall be limited to processing agricultural products and sixty  
816 percent or more of the products processed must be grown in the Puget Sound counties.  
817 At the time of initial application, the applicant shall submit a projection of the source of  
818 products to be processed; and

819 h. Tasting of products produced on site may be provided. The area devoted to  
820 tasting shall be included in the floor area limitation in subsection B.12.b of this section.

821 ~~((14. Accessory to agriculture uses provided:~~

822 ~~a. In the RA zones and on lots less than thirty-five acres in the A zones, the  
823 floor area devoted to processing shall not exceed three thousand five hundred square feet  
824 unless located in a farm structure, including, but not limited to barns, existing as of  
825 December 31, 2003.~~

826 ~~b. On lots at least thirty-five acres in the A zones, the floor area devoted to  
827 processing shall not exceed seven thousand square feet unless located in a farm structure,  
828 including, but not limited to barns, existing as of December 31, 2003.~~



829 e. ~~In the A zones, structures used for processing shall be located on portions of~~  
830 ~~agricultural lands that are unsuitable for other agricultural purposes, such as areas within~~  
831 ~~the already developed portion of such agricultural lands that are not available for direct~~  
832 ~~agricultural production, or areas without prime agricultural soils.~~

833 d. ~~Structures and areas used for processing shall maintain a minimum distance~~  
834 ~~of seventy five feet from property lines adjoining residential zones.~~

835 e. ~~Processing is limited to agricultural products and sixty percent or more of~~  
836 ~~the products processed must be grown in the Puget Sound counties. At the time of initial~~  
837 ~~application, the applicant shall submit a projection of the source of products to be~~  
838 ~~processed.~~

839 ~~15.))~~ 13. Limited to source separated organic waste processing facilities at a  
840 scale appropriate to process the organic waste generated in the agricultural zone.

841 ~~((16.))~~ 14. Only on the same lot or same group of lots under common ownership  
842 or documented legal control, which includes, but is not limited to, fee simple ownership,  
843 a long-term lease or an easement:

844 a. as accessory to a primary forestry use and at a scale appropriate to process  
845 the organic waste generated on the site; or

846 b. as a continuation of a sawmill or lumber manufacturing use only for that  
847 period to complete delivery of products or projects under contract at the end of the  
848 sawmill or lumber manufacturing activity.

849 ~~((17.))~~ 15. Only on the same lot or same group of lots under common ownership  
850 or documented legal control, which includes, but is not limited to, fee simple ownership,  
851 a long-term lease or an easement:

- 852           a. as accessory to a primary mineral use; or  
853           b. as a continuation of a mineral processing use only for that period to  
854 complete delivery of products or projects under contract at the end of mineral extraction.

855           ~~((18.))~~ 16. Continuation of a materials processing facility after reclamation in  
856 accordance with an approved reclamation plan.

857           SECTION 11. Pursuant to K.C.C. 20.44.080, the metropolitan King County  
858 council finds that the requirements for environmental analysis, protections and mitigation  
859 measures in the chapter of K.C.C. Title 21A amended by this ordinance, provide  
860 adequate analysis of and mitigation for the specific adverse environmental impacts to  
861 which the requirements apply.

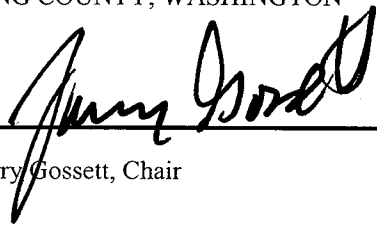
862           SECTION 12. If any provision of this ordinance or its application to any person

863 or circumstance is held invalid, the remainder of the ordinance or the application of the  
864 provision to other persons or circumstances is not affected.  
865

Ordinance 15974 was introduced on 9/18/2006 and passed as amended by the Metropolitan King County Council on 11/19/2007, by the following vote:

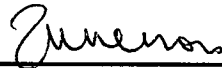
Yes: 9 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr. Dunn, Mr. Ferguson, Mr. Phillips, Ms. Hague and Mr. Constantine  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Larry Gossett, Chair

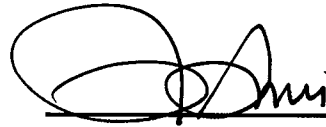
ATTEST:



Anne Noris, Clerk of the Council

RECEIVED  
2007 DEC -3 PM 3:42  
KING COUNTY COUNCIL CLERK

APPROVED this 30 day of NOVEMBER, 2007.



Ron Sims, County Executive

Attachments None