



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

February 22, 2011

Ordinance 17037

Proposed No. 2010-0602.1

Sponsors Drago, Phillips and McDermott

1 AN ORDINANCE relating to zoning; and amending
2 Ordinance 11567, Section 1, as amended, and K.C.C.
3 21A.38.100.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. Ordinance 11567, Section 1, as amended, and K.C.C. 21A.38.100
6 each hereby amended to read as follows:

7 A. The purpose of the commercial/industrial special district overlay is to
8 accommodate and support existing commercial/industrial areas outside of activity centers
9 by providing incentives for the redevelopment of underutilized commercial or industrial
10 lands and by permitting a range of appropriate uses consistent with maintaining the
11 quality of nearby residential areas.

12 B. The commercial/industrial special district overlay shall be designated only
13 through the area zoning process and applied to areas substantially developed with a mix
14 of commercial and light industrial uses and zoned CB, RB, O((;)) or I.

15 C. The standards of this title and other county codes shall be applicable to
16 development within the commercial/industrial special district overlay except as follows:

17 1. Legally((-)) established commercial or industrial uses that exist within an
18 area as of the effective date of legislation applying the commercial/industrial special

19 district overlay, but that are not otherwise permitted by the zoning, shall be considered
20 permitted uses upon only the lots that they occupied as of that date.

21 2. Permitted uses (~~((within the area of a commercial/industrial special district~~
22 ~~overlay))~~) shall include those (~~((uses permitted in))~~) of the base and I zone (~~((applied therein~~
23 ~~as well as permitted uses as set forth in the I zone))~~), with the exception of the following:

- 24 a. any use permitted in the I zone requiring a conditional use permit;
- 25 b. auction houses;
- 26 c. livestock sales;
- 27 d. SIC Industry Group 201 (meat products);
- 28 e. SIC Industry Group 202 (dairy products);
- 29 f. SIC Industry Group 204 (grain mill products);
- 30 g. SIC Industry Group 207 (fats and oils);
- 31 h. motor vehicle and boat dealers;
- 32 i. SIC Major Group 24 (lumber and wood products, except furniture) except
33 2431 (millwork) and 2434 (wood kitchen cabinets);
- 34 j. SIC Industry Group 311 (leather tanning and finishing);
- 35 k. SIC Major Group 32 (stone, clay, glass and concrete products);
- 36 l. SIC Industry 3999 (manufacturing industries, not elsewhere classified)
37 dressing of furs, fur stripping and pelts only;
- 38 m. SIC Industry 7534 (tire retreading);
- 39 n. SIC Major Group 02 (agricultural production--livestock and animal
40 specialties);
- 41 o. SIC Industry 2951 (asphalt paving mixtures and blocks);

42 p. resource accessory uses(~~(, and)~~);

43 q. outdoor storage of equipment or materials occupying more than ~~((25%))~~

44 twenty-five percent of the site associated with:

45 (1) SIC Major Group 15 (building construction--contractors and operative
46 builders)~~((;))~~;

47 (2) SIC Major Group 16 (heavy construction other than building
48 construction--contractors)~~((;))~~;

49 (3) SIC Major Group 17 (construction--special trade contractors); ~~and((;))~~

50 (4) SIC Industry 7312 (outdoor advertising services); ~~((provided, that such
51 outdoor storage be visually screened from surrounding properties)) and~~

52 r. interim recycling facilities on lots that directly abut properties outside of
53 the district.

54 ~~((4.))~~ 3. Use~~((s permitted both by the base zone applied to the property and
55 through the application of the commercial/industrial special district overlay shall be
56 subject to the))~~ limitations ~~((on use found in))~~ of the base zone ~~((in K.C.C. 21A.08,
57 except for))~~ shall not apply to commercial/industrial accessory uses ~~((to which the
58 limitations on use in the base zone shall not apply)).~~

59 ~~((5.))~~ 4. The minimum parking requirements of this title shall be reduced as
60 follows, ~~((provided))~~ except that ~~((such))~~ the reductions do not apply to new construction
61 on vacant property or the vacant portions of partially-developed property where that
62 construction is not an enlargement or replacement of an existing building:

63 a. the parking stall requirements are reduced ~~((100))~~ one hundred percent
64 ~~((provided that)),~~ but only if:

65 (1) the square footage of any enlargement or replacement of an existing
66 building does not in total exceed ~~((125))~~ one hundred twenty-five percent of the square
67 footage of the existing building;

68 (2) the building fronts on an existing roadway improved to urban standards or
69 a roadway programmed to be improved to urban standards as a capital improvement
70 project, that accommodates on-street parking; and

71 (3) there is no net decrease in existing off-street parking space~~((-))~~; and

72 b. the parking stall requirements are reduced ~~((50))~~ fifty percent ~~((provided~~
73 ~~that))~~, but only if:

74 (1) the square footage of any enlargement or replacement of an existing
75 building in total exceeds ~~((125))~~ one hundred twenty-five percent of the square footage of
76 the existing building;

77 (2) the height of the enlarged or replacement building does not exceed the
78 base height of the zone in which it is located;

79 (3) the building fronts on an existing roadway improved to urban standards or
80 a roadway programmed to be improved to urban standards as a capital improvement
81 project, that accommodates on-street parking; and

82 (4) there is no net decrease in existing off-street parking spaces, unless it
83 exceeds the minimum requirements of subsection ~~((C.5.b))~~ C.4.b.

84 ~~((6.))~~ 5. The landscaping requirements of this title shall be waived, ~~((provided~~
85 ~~that))~~ but only if:

86 a. street trees, installed and maintained by the adjacent property owner, shall
87 be substituted in lieu of landscaping; ~~((and))~~

88 b. any portion of the overlay district that directly abuts properties outside of
89 the district shall provide, along ~~((said))~~ those portions, a landscape buffer area no less
90 than ~~((50))~~ fifty percent of that required by this title, and areas of a lot used for outdoor
91 storage of equipment or materials shall be screened from adjacent R zone properties by
92 use of no less than ten feet of Type 1 landscaping or a totally view obscuring fence or
93 structure.

94 ~~((7-))~~ 6. The setback requirements of this title shall be waived, ~~((provided that))~~
95 but only if:

96 a. setback widths along any street forming a boundary of the overlay district
97 shall comply with this title; and

98 b. any portion of the overlay district that directly abuts properties outside of
99 the district shall provide, along ~~((said))~~ those portions, a setback no less than ~~((50))~~ fifty
100 percent of that required by this title.

101 ~~((8-))~~ 7. The building height limits of this title shall be waived, ~~((provided))~~
102 except that the height limit within ~~((50))~~ fifty feet of the perimeter of the overlay district
103 shall be ~~((30))~~ thirty feet.

104 ~~((9-))~~ 8. Signage shall be limited to that allowed within the CB zone.

105 ~~((10-))~~ 9. The roadway improvements of the King County ~~((e))~~ Code shall be
106 waived, ~~((provided))~~ but only if a no-protest agreement to participate in future road
107 improvement districts (RID) is signed by an applicant and recorded with the county.

108 ~~((11-))~~ 10. The pedestrian circulation requirements of this title shall be waived.

109 ~~((12-))~~ 11. The impervious surface and lot coverage requirements of this title
110 shall be waived.

111 D. (~~The following standards shall be applicable to unincorporated activity~~
112 ~~centers as designated in the comprehensive plan and located within the~~
113 ~~commercial/industrial special district overlay:~~

114 ~~1.)~~ For properties that have frontage on pedestrian street(~~((s))~~) or streets or
115 routes as designated in an applicable plan or area zoning process, except for gasoline
116 service stations (SIC 5541) and grocery stores (SIC 5411) that also sell gasoline, the
117 following conditions shall apply:

118 ~~((a))~~ 1. (~~(m))~~ Main building entrances shall be oriented to the pedestrian street;

119 ~~((b))~~ 2. (~~(a))~~ At the ground floor (at grade), buildings shall be located no more
120 than ((S)) five feet from the sidewalk or sidewalk improvement, but in no instance shall
121 encroach on the public right-of-way;

122 ~~((c))~~ 3. (~~(b))~~ Building facades shall comprise at least ((75%)) seventy-five
123 percent of the total pedestrian street frontage for a property, and if applicable, at least
124 ((75%)) seventy-five percent of the total pedestrian route frontage for a property;

125 ~~((d))~~ 4. (~~(m))~~ Minimum side setbacks of the underlying zoning are waived;

126 ~~((e))~~ 5. (~~(b))~~ Building facades of ground floor retail, general business service,
127 and professional office land uses, that front onto a pedestrian street or route shall include
128 windows and overhead protection;

129 ~~((f))~~ 6. (~~(b))~~ Building facades, along a pedestrian street or route, that are without
130 ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are
131 not permitted; and

132 ~~((g-))~~ 7. ~~((v))~~ Vehicle access shall be limited to the rear access alley or rear
133 access street where such an alley or street exists.
134


Ordinance 17037 was introduced on 12/6/2010 and passed by the Metropolitan King County Council on 2/22/2011, by the following vote:

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

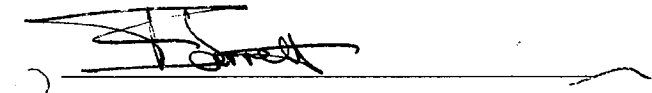
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Gossett, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 4 day of March, 2011.


Dow Constantine, County Executive

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Attachments: None