



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 17, 2013

Ordinance 17725

Proposed No. 2013-0524.2

Sponsors Gossett

1 AN ORDINANCE relating to zoning; amending Ordinance
2 10870, Section 335, as amended, and K.C.C. 21A.08.080
3 and Ordinance 10870, Section 336, as amended, and
4 K.C.C. 21A.08.090; and declaring an emergency.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Findings: Ordinance 17710 contains a technical drafting error due
7 to a later amendment not reflecting the modifications a previous amendment made to the
8 same section of that ordinance. To correct this error before the effective date of
9 Ordinance 17710 and enact the regulations that were intended by the council to take
10 effect, it is necessary to enact this ordinance as an emergency ordinance.

11 SECTION 2. Ordinance 10870, Section 335, as amended, and K.C.C.
12 21A.08.080 are each hereby amended to read as follows:

13 A. Manufacturing land uses.

KEY		RESOURCE			RURAL	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	A		E		N	O	S	I	S	A	S		R
		T			R				T	R	S	T	S	L	S		I
		U			E				I	H	Y						A

Ordinance 17725

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 C1	P1		P1 C1	P1			P2	P2	P2 C		P2 C
* /2082 /2085	Winery/Brewery /Distillery	P3 C12			P3 C12	P3			P18	P18	P		P
*	Materials Processing Facility	P13	P14 C	P15 C16	P17 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P19	P4 P19 C5		P4 P19 C5	P4					C6		P
25	Furniture and Fixtures		P20		P20						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7 C	P7 C	P
* _	Recreational marijuana Processor I	P21			P21					P22 C23	P22 C23		
* _	Recreational marijuana Processor II									P24 C25	P24 C25		P26
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

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

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

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

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

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

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

33 f. Processing is limited to agricultural products and sixty percent or more of
34 the products processed must be grown in the Puget Sound counties. At the time of initial
35 application, the applicant shall submit a projection of the source of products to be
36 produced;

37 g. In the A zone, structures used for processing shall be located on portions of
38 agricultural lands that are unsuitable for other agricultural purposes, such as areas within

39 the already developed portion of such agricultural lands that are not available for direct
40 agricultural production, or areas without prime agricultural soils; and

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

43 2. Except slaughterhouses.

44 3.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
45 Industry No. 2085-Distilled and Blended Liquors;

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

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

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

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

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

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

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

64 5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.
65 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the
66 minimum site area is four and one-half acres.

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

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

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

71 9. Only within enclosed buildings.

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

73 11. For I-zoned sites located outside the urban growth area designated by the
74 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
75 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
76 rural industrial uses as set forth in K.C.C. chapter 21A.12.

77 12.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
78 Industry No. 2085-Distilled and Blended Liquors;

79 b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area
80 of structures for wineries, breweries and distilleries and any accessory uses shall not
81 exceed a total of eight thousand square feet. The floor area may be increased by up to an
82 additional eight thousand square feet of underground storage that is constructed
83 completely below natural grade, not including required exits and access points, if the

84 underground storage is at least one foot below the surface and is not visible above
85 ground; and

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

89 c. Wineries, breweries and distilleries shall comply with Washington state
90 Department of Ecology and King County board of health regulations for water usage and
91 wastewater disposal. Wineries, breweries and distilleries using water from exempt wells
92 shall install a water meter;

93 d. Off-street parking is limited to one hundred and fifty percent of the
94 minimum requirement for wineries, breweries or distilleries specified in K.C.C.
95 21A.18.030;

96 e. Structures and areas used for processing shall be set back a minimum
97 distance of seventy-five feet from property lines adjacent to rural area and residential
98 zones, unless the processing is located in a building designated as historic resource under
99 K.C.C. chapter 20.62;

100 f. The minimum site area is four and one-half acres. If the total floor area of
101 structures for wineries, breweries and distilleries and any accessory uses exceed six
102 thousand square feet, including underground storage:

103 (1) the minimum site area is ten acres; and

104 (2) a minimum of two and one-half acres of the site shall be used for the
105 growing of agricultural products;

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

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

112 13. Limited to source separated organic waste processing facilities at a scale
113 appropriate to process the organic waste generated in the agricultural zone.

114 14. Only on the same lot or same group of lots under common ownership or
115 documented legal control, which includes, but is not limited to, fee simple ownership, a
116 long-term lease or an easement:

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

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

122 15. Only on the same lot or same group of lots under common ownership or
123 documented legal control, which includes, but is not limited to, fee simple ownership, a
124 long-term lease or an easement:

125 a. as accessory to a primary mineral use; or

126 b. as a continuation of a mineral processing use only for that period to
127 complete delivery of products or projects under contract at the end of mineral extraction.

128 16. Continuation of a materials processing facility after reclamation in
129 accordance with an approved reclamation plan.

130 17. Only a site that is ten acres or greater and that does not use local access
131 streets that abut lots developed for residential use.

132 18.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
133 Industry No. 2085-Distilled and Blended Liquors;

134 b. The floor area devoted to all processing shall not exceed three thousand five
135 hundred square feet, unless located in a building designated as historic resource under
136 K.C.C. chapter 20.62;

137 c. Structures and areas used for processing shall maintain a minimum distance
138 of seventy-five feet from property lines adjoining rural area and residential zones, unless
139 located in a building designated as historic resource under K.C.C. chapter 20.62; and

140 d. Tasting of products produced on site may be provided. The area devoted to
141 tasting shall be included in the floor area limitation in subsection B.18.b. of this section.

142 19. Limited to:

143 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-
144 Millwork, as follows:

145 (1) If using lumber or timber grown off-site, the minimum site area is four
146 and one-half acres;

147 (2) The facility shall be limited to an annual production of no more than one
148 hundred fifty thousand board feet;

149 (3) Structures housing equipment used in the operation shall be located at
150 least one-hundred feet from adjacent properties with residential or rural area zoning;

151 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to
152 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

153 (6) In the RA zone, the facility's driveway shall have adequate entering sight
154 distance required by the 2007 King County Road Design and Construction Standards. An
155 adequate turn around shall be provided on-site to prevent vehicles from backing out on to
156 the roadway that the driveway accesses; and

157 (7) Outside lighting is limited to avoid off-site glare; and

158 b. SIC Industry No. 2411-Logging.

159 20. Limited to manufacture of custom made wood furniture or cabinets.

160 21.a. Only allowed on lots of at least four and one-half acres;

161 b. Only as an accessory use to a Washington state Liquor Control Board
162 licensed marijuana production facility on the same lot; and

163 c. Accessory marijuana processing uses allowed under this section are subject
164 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

165 22.a. Only in the CB and RB zones located outside the urban growth area; and

166 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
167 support of, processing marijuana together with any separately authorized production of
168 marijuana shall be limited to a maximum of two thousand square feet; and

169 c. If the two thousand square foot per parcel threshold is exceeded, each and
170 every marijuana-related entity occupying space in addition to the two thousand square
171 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
172 subsection B.23. of this section.

173 23.a. Only in the CB and RB zones located outside the urban growth area; and

174 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
175 support of, processing marijuana together with any separately authorized production of
176 marijuana shall be limited to a maximum of thirty thousand square feet.

177 24.a. Only in the CB and RB zones located inside the urban growth area (~~and in~~
178 ~~the UR zone in the Redmond Ridge Urban Planned Development/Fully Contained~~
179 ~~Community on sites designated as business park under the agreement as authorized by~~
180 ~~the Northridge Development Agreement)); and~~

181 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
182 support of, processing marijuana together with any separately authorized production of
183 marijuana shall be limited to a maximum of two thousand square feet; and

184 c. If the two thousand square foot per parcel threshold is exceeded, each and
185 every marijuana-related entity occupying space in addition to the two thousand square
186 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
187 subsection B.25. of this section.

188 25. a. Only in the CB and RB zones located inside the urban growth area (~~and~~
189 ~~in the UR zone in the Redmond Ridge Urban Planned Development/Fully Contained~~
190 ~~Community on sites designated as business park under the agreement as authorized by~~
191 ~~the Northridge Development Agreement)); and~~

192 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
193 support of, processing marijuana together with any separately authorized production of
194 marijuana shall be limited to a maximum of thirty thousand square feet.

195 26. Per parcel, limited to a maximum aggregate total of thirty thousand square
 196 feet of gross floor area devoted to, and in support of, the processing of marijuana together
 197 with any separately authorized production of marijuana.

198 SECTION 3. Ordinance 10870, Section 336, as amended, and K.C.C.

199 21A.08.090 are each hereby amended to read as follows:

200 A. Resource land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use	Z O N E	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		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		U	T	A			V	E		B	E	N	E	N	E	E	T
		L		L	A		E	N		O	S	I	S	A	S		R
		T			R			T		R	S	T	S	L	S		I
		U			E			I		H		Y					A
		R			A			A		O							L
		E						L		D							
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I				
	AGRICULTURE:																
01	Growing and Harvesting Crops	P	P		P	P	P						P				
02	Raising Livestock and Small Animals	P	P		P	P	P6						P				
*	Recreational marijuana producer	P15			P16 C17					P18 C19	P18 C19		P20				
*	Agriculture Training Facility	C10															
*	Agriculture-related special needs camp	P12															

*	Agricultural Anaerobic Digester	P13											
FORESTRY:													
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P							P 2
FISH AND WILDLIFE MANAGEMENT:													
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
MINERAL:													
10,12,14	Mineral Extraction and Processing		P9 C	P									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C11	P8 C11									P
ACCESSORY USES:													
*	Resource Accessory Uses	P3	P4	P5	P3	P3							P4
*	Temporary Farm Worker Housing	P14	P14		P14								
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; 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.											

201
202
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204
205

- B. Development conditions.
1. May be further subject to K.C.C. Title 25, Shoreline Management.
 2. Only forest research conducted within an enclosed building.
 3. Accessory dwelling units in accordance with K.C.C. 21A.08.030.
 4. Excluding housing for agricultural workers.

206 5. Limited to either maintenance or storage facilities, or both, in conjunction
207 with mineral extraction or processing operation.

208 6. Large livestock allowed in accordance with K.C.C. chapter 21A.30.

209 7. Only in conjunction with a mineral extraction site plan approved in
210 accordance with K.C.C. chapter 21A.22.

211 8. Only on the same lot or same group of lots under common ownership or
212 documented legal control, which includes, but is not limited to, fee simple ownership, a
213 long-term lease or an easement:

214 a. as accessory to a primary mineral extraction use;

215 b. as a continuation of a mineral processing only for that period to complete
216 delivery of products or projects under contract at the end of a mineral extraction; or

217 c. for a public works project under a temporary grading permit issued in
218 accordance with K.C.C. 16.82.152.

219 9. Limited to mineral extraction and processing:

220 a. on a lot or group of lots under common ownership or documented legal control,
221 which includes but is not limited to, fee simple ownership, a long-term lease or an
222 easement;

223 b. that are located greater than one-quarter mile from an established residence;

224 and

225 c. that do not use local access streets that abut lots developed for residential
226 use.

227 10. Agriculture training facilities are allowed only as an accessory to existing
228 agricultural uses and are subject to the following conditions:

- 229 a. The impervious surface associated with the agriculture training facilities
230 shall comprise not more than ten percent of the allowable impervious surface permitted
231 under K.C.C. 21A.12.040;
- 232 b. New or the expansion of existing structures, or other site improvements,
233 shall not be located on class 1, 2 or 3 soils;
- 234 c. The director may require reuse of surplus structures to the maximum extent
235 practical;
- 236 d. The director may require the clustering of new structures with existing
237 structures;
- 238 e. New structures or other site improvements shall be set back a minimum
239 distance of seventy-five feet from property lines adjoining rural area and residential
240 zones;
- 241 f. Bulk and design of structures shall be compatible with the architectural style
242 of the surrounding agricultural community;
- 243 g. New sewers shall not be extended to the site;
- 244 h. Traffic generated shall not impede the safe and efficient movement of
245 agricultural vehicles, nor shall it require capacity improvements to rural roads;
- 246 i. Agriculture training facilities may be used to provide educational services to
247 the surrounding rural/agricultural community or for community events. Property owners
248 may be required to obtain a temporary use permit for community events in accordance
249 with K.C.C. chapter 21A.32;

250 j. Use of lodging and food service facilities shall be limited only to activities
251 conducted in conjunction with training and education programs or community events
252 held on site;

253 k. Incidental uses, such as office and storage, shall be limited to those that
254 directly support education and training activities or farm operations; and

255 l. The King County agriculture commission shall be notified of and have an
256 opportunity to comment upon all proposed agriculture training facilities during the permit
257 process in accordance with K.C.C. chapter 21A.40.

258 11. Continuation of mineral processing and asphalt/concrete mixtures and block
259 uses after reclamation in accordance with an approved reclamation plan.

260 12.a. Activities at the camp shall be limited to agriculture and agriculture-
261 oriented activities. In addition, activities that place minimal stress on the site's
262 agricultural resources or activities that are compatible with agriculture are permitted.

- 263 (1) passive recreation;
- 264 (2) training of individuals who will work at the camp;
- 265 (3) special events for families of the campers; and
- 266 (4) agriculture education for youth.

267 b. Outside the camp center, as provided for in subsection B.12.e₂ of this
268 section, camp activities shall not preclude the use of the site for agriculture and
269 agricultural related activities, such as the processing of local food to create value-added
270 products and the refrigeration and storage of local agricultural products. The camp shall
271 be managed to coexist with agriculture and agricultural activities both onsite and in the
272 surrounding area.

273 c. A farm plan shall be required for commercial agricultural production to
274 ensure adherence to best management practices and soil conservation.

275 d.(1) The minimum site area shall be five hundred acres. Unless the property
276 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
277 of this section, a minimum of five hundred acres of the site must be owned by a single
278 individual, corporation, partnership or other legal entity and must remain under the
279 ownership of a single individual, corporation, partnership or other legal entity for the
280 duration of the operation of the camp.

281 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
282 owner from selling or transferring the development rights for a portion or all of the site to
283 the King County farmland preservation program or, if the development rights are
284 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

285 e. The impervious surface associated with the camp shall comprise not more
286 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

287 f. Structures for living quarters, dining facilities, medical facilities and other
288 nonagricultural camp activities shall be located in a camp center. The camp center shall
289 be no more than fifty acres and shall be depicted on a site plan. New structures for
290 nonagricultural camp activities shall be clustered with existing structures;

291 g. To the extent practicable, existing structures shall be reused. The applicant
292 shall demonstrate to the director that a new structure for nonagricultural camp activities
293 cannot be practicably accommodated within an existing structure on the site, though
294 cabins for campers shall be permitted only if they do not already exist on site;

295 h. Camp facilities may be used to provide agricultural educational services to
296 the surrounding rural and agricultural community or for community events. If required
297 by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for
298 community events;

299 i. Lodging and food service facilities shall only be used for activities related to
300 the camp or for agricultural education programs or community events held on site;

301 j. Incidental uses, such as office and storage, shall be limited to those that
302 directly support camp activities, farm operations or agricultural education programs;

303 k. New nonagricultural camp structures and site improvements shall maintain a
304 minimum set-back of seventy-five feet from property lines adjoining rural area and
305 residential zones;

306 l. Except for legal nonconforming structures existing as of January 1, 2007,
307 camp facilities, such as a medical station, food service hall and activity rooms, shall be of
308 a scale to serve overnight camp users;

309 m. Landscaping equivalent to a type III landscaping screen, as provided for in
310 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures
311 and site improvements located within two hundred feet of an adjacent rural area and
312 residential zoned property not associated with the camp;

313 n. New sewers shall not be extended to the site;

314 o. The total number of persons staying overnight shall not exceed three
315 hundred;

316 p. The length of stay for any individual overnight camper, not including camp
317 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

318 q. Traffic generated by camp activities shall not impede the safe and efficient
319 movement of agricultural vehicles nor shall it require capacity improvements to rural
320 roads;

321 r. If the site is adjacent to an arterial roadway, access to the site shall be
322 directly onto the arterial unless the county road engineer determines that direct access is
323 unsafe;

324 s. If direct access to the site is via local access streets, transportation
325 management measures shall be used to minimize adverse traffic impacts;

326 t. Camp recreational activities shall not involve the use of motor vehicles
327 unless the motor vehicles are part of an agricultural activity or are being used for the
328 transportation of campers, camp personnel or the families of campers. Camp personnel
329 may use motor vehicles for the operation and maintenance of the facility. Client-specific
330 motorized personal mobility devices are allowed; and

331 u. Lights to illuminate the camp or its structures shall be arranged to reflect the
332 light away from any adjacent property.

333 13. Limited to digester receiving plant and animal and other organic waste from
334 agricultural activities, as follows:

335 a. the digester must be included as part of a Washington state Department of
336 Agriculture approved dairy nutrient plan;

337 b. the digester must process at least seventy percent livestock manure or other
338 agricultural organic material from farms in the vicinity, by volume;

339 c. imported organic waste-derived material, such as food processing waste,
340 may be processed in the digester for the purpose of increasing methane gas production for

341 beneficial use, but not shall exceed thirty percent of volume processed by the digester;
342 and

343 d. the use must be accessory to an operating dairy or livestock operation.

344 14. Temporary farm worker housing subject to the following conditions:

345 a. The housing must be licensed by the Washington state Department of
346 Health under chapter 70.114A RCW and chapter 246-358 WAC;

347 b. Water supply and sewage disposal systems must be approved by the Seattle
348 King County department of health;

349 c. To the maximum extent practical, the housing should be located on
350 nonfarmable areas that are already disturbed and should not be located in the floodplain
351 or in a critical area or critical area buffer; and

352 d. The property owner shall file with the department of executive services,
353 records and licensing services division, a notice approved by the department identifying
354 the temporary farm worker housing as accessory and that the housing shall only be
355 occupied by agricultural employees and their families while employed by the owner or
356 operator. The notice shall run with the land.

357 15. Marijuana production by marijuana producers licensed by the Washington
358 state Liquor Control Board is subject to the following standards:

359 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
360 within structures that are nondwelling unit structures that exist as of October 1, 2013,
361 subject to the size limitations in subsection B.15.b. of this section;

362 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
363 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum

364 aggregated total of two thousand square feet and shall be located within a fenced area or
365 marijuana greenhouse that is no more than ten percent larger than that combined area, or
366 may occur in nondwelling unit structures that exist as of October 1, 2013; and

367 c. Outdoor production area fencing as required by the Washington state Liquor
368 Control Board and marijuana greenhouses shall maintain a minimum street setback of
369 fifty feet and a minimum interior setback of thirty feet.

370 16. Marijuana production by marijuana producers licensed by the Washington
371 state Liquor Control Board is subject to the following standards:

372 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
373 within nondwelling unit structures that exist as of October 1, 2013, subject to the size
374 limitations in subsection B.16.b. of this section;

375 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
376 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
377 aggregated total of two thousand square feet and shall be located within a fenced area or
378 marijuana greenhouse, that is no more than ten percent larger than that combined area, or
379 may occur in nondwelling unit structures that exist as of October 1, 2013;

380 c. Only allowed on lots of at least four and one-half acres; and

381 d. Outdoor production area fencing as required by the Washington state Liquor
382 Control Board and marijuana greenhouses shall maintain a minimum street setback of
383 fifty feet and a minimum interior setback of thirty feet; and

384 e. If the two thousand square foot per parcel threshold of plant canopy within
385 fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related

386 entity occupying space in addition to the two thousand square foot threshold area on that
387 parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.

388 17. Marijuana production by marijuana producers licensed by the Washington
389 state Liquor Control Board is subject to the following standards:

390 a. Production is limited to outdoor and indoor within marijuana greenhouses
391 subject to the size limitations in subsection B.17.b. of this section;

392 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
393 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
394 aggregated total of thirty thousand square feet and shall be located within a fenced area or
395 marijuana greenhouse that is no more than ten percent larger than that combined area;
396 and

397 c. Only allowed on lots of at least four and one-half acres.

398 18.a.i. Production is limited to indoor only; and

399 ii. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined
400 with any area used for processing under K.C.C. 21A.08.080, shall be limited to a
401 maximum aggregated total of two thousand square feet and shall be located within a
402 building or tenant space that is no more than ten percent larger than the plant canopy and
403 separately authorized processing area; and

404 b. ~~((In the UR zone, only allowed in the Redmond Ridge Urban Planned
405 Development/Fully Contained Community on sites designated as business park under the
406 agreement as authorized by the Northridge Development Agreement; and~~

407 e.)) If the two thousand square foot per parcel threshold is exceeded, each and
408 every marijuana-related entity occupying space in addition to the two thousand square

409 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
410 subsection B.19. of this section.

411 19.a.~~((i.))~~ Production is limited to indoor only; and

412 ~~((ii.))~~ b. Per parcel, the plant canopy, as defined in WAC 314-55-010,
413 combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to
414 a maximum aggregated total of thirty thousand square feet and shall be located within a
415 building or tenant space that is no more than ten percent larger than the plant canopy and
416 separately authorized processing area.

417 ~~((b. In the UR zone, only allowed in the Redmond Ridge Urban Planned
418 Development/Fully Contained Community on sites designated as business park under the
419 agreement as authorized by the Northridge Development Agreement.))~~

420 20. a. Production is limited to indoor only;

421 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
422 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
423 aggregated total of thirty thousand square feet and shall be located within a building or
424 tenant space that is no more than ten percent larger than the plant canopy and separately
425 authorized processing area.

426 SECTION 4. The county council finds as a fact and declares that an emergency
427 exists and that this ordinance is necessary for the immediate preservation of public peace,
428 health or safety or for the support of county government and its existing institutions.

429 SECTION 5. Effective date. This ordinance takes effect immediately upon the
430 enactment of Ordinance 17710.

431

Ordinance 17725 was introduced on 12/16/2013 and passed as amended by the Metropolitan King County Council on 12/16/2013, by the following vote:

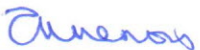
Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Patterson,
Ms. Lambert, Mr. Dunn, Mr. McDermott and Mr. Dembowski
No: 0
Excused: 1 - Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: None