



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 14, 2009

Ordinance 16594

Proposed No. 2009-0174.2

Sponsors Dunn and Hague

1 AN ORDINANCE relating to zoning; and amending
2 K.C.C. 21A.08.040, Ordinance 10870, Section 332, as
3 amended, and K.C.C. 21A.08.050, Ordinance 10870,
4 Section 333, as amended, and K.C.C. 21A.08.060,
5 Ordinance 10870, Section 424, as amended, and K.C.C.
6 21A.20.060, Ordinance 10870, Section 427, as amended,
7 and K.C.C. 21A.20.080 and Ordinance 13130, Section 3,
8 and K.C.C. 21A.32.045.

9
10 SECTION 1. Ordinance 10870, Section 332, as amended, and K.C.C.

11 21A.08.050 are each hereby amended to read as follows:

12 A. General services land uses.

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

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		U R E						I A L	H O D	Y			A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C25 C37	C25 C37	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 C5	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
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						

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0752	Animal specialty services				C P 35 P 36	C			P	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	P
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21	P
*	Dog training facility	C34			C34	C34			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13 C37	P12 C 13 C37	P	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	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

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*	Specialized Instruction School				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
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.											

- 13 **B. Development conditions.**
- 14 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 15 use table.
- 16 2. Except SIC Industry Group Nos.:
- 17 a. 835-Day Care Services, and
- 18 b. 836-Residential Care, which is otherwise provided for on the residential
- 19 permitted land use table.
- 20 3. Limited to SIC Industry Group and Industry Nos.:
- 21 a. 723-Beauty Shops;
- 22 b. 724-Barber Shops;
- 23 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 24 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 25 e. 217-Carpet and Upholstery Cleaning.
- 26 4. Only as an accessory to a cemetery, and prohibited from the UR zone only if
- 27 the property is located within a designated unincorporated Rural Town.
- 28 5. Structures shall maintain a minimum distance of one hundred feet from
- 29 property lines adjoining residential zones.

30 6. Only as an accessory to residential use, and:

31 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
32 with no openings except for gates, and have a minimum height of six feet; and

33 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
34 from property lines adjoining residential zones.

35 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
36 21A.08.060.A.

37 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
38 or an accessory use to a school, church, park, sport club or public housing administered
39 by a public agency, and:

40 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
41 with no openings except for gates and have a minimum height of six feet;

42 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
43 from property lines adjoining residential zones;

44 c. Direct access to a developed arterial street shall be required in any
45 residential zone; and

46 d. Hours of operation may be restricted to assure compatibility with
47 surrounding development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

78 13.a. Except as otherwise provided in 13.b of this subsection, ((Θ))only as a
79 reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

80 b. Allowed for a social service agency on a site in the NB zone that serves
81 transitional or low-income housing located within three hundred feet of the site on which
82 the social service agency is located.

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

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

92 16.a. For middle or junior high schools and secondary or high schools or school
93 facilities, only as a reuse of a public school facility or school facility subject to K.C.C.
94 chapter 21A.32. An expansion of such a school or a school facility shall be subject to
95 approval of a conditional use permit and the expansion shall not require or result in an
96 extension of sewer service outside the urban growth area, unless a finding is made that no

97 cost-effective alternative technologies are feasible, in which case a tightline sewer sized
98 only to meet the needs of the public school, as defined in RCW 28A.150.010, or the
99 school facility may be used.

100 b. Renovation, expansion, modernization or reconstruction of a school, a
101 school facility, or the addition of relocatable facilities, is permitted but shall not require
102 or result in an expansion of sewer service outside the urban growth area, unless a finding
103 is made that no cost-effective alternative technologies are feasible, in which case a
104 tightline sewer sized only to meet the needs of the public school, as defined in RCW
105 28A.150.010, or the school facility may be used.

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

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

108 18. Limited to resource management education programs.

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

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

111 b. Except as provided in subsection c. of this subsection, ((A))all instruction
112 must be within an enclosed structure; ~~((and))~~

113 c. Outdoor instruction may be allowed on properties at least two and one-half
114 acres in size. Any outdoor activity must comply with the requirements for setbacks in
115 K.C.C. chapter 21A.12; and

116 d. Structures used for the school shall maintain a distance of twenty-five feet
117 from property lines adjoining residential zones.

118 20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

166 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
167 21A.32 or as a joint use of an existing public school facility.

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

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

173 31. Subject to review and approval of conditions to comply with trail corridor
174 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

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

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

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

180 33. Accessory to agricultural or forestry uses provided:

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

183 b. the lot is at least five acres.

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

187 34. Subject to the following:

188 a. the lot is at least five acres.

189 b. in the A zones, area used for dog training shall be located on portions of
190 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
191 the already developed portion of such agricultural lands that are not available for direct
192 agricultural production or areas without prime agricultural soils.

193 c. structures and areas used for dog training shall maintain a minimum distance
194 of seventy-five feet from property lines.

195 d. all training activities shall be conducted within fenced areas or in indoor
196 facilities. Fences must be sufficient to contain the dogs.

197 35. Limited to animal rescue shelters and provided that:

198 a. the property shall be at least four acres;

199 b. buildings used to house rescued animals shall be no less than fifty feet from
200 property lines;

201 c. outdoor animal enclosure areas shall be located no less than thirty feet from
202 property lines and shall be fenced in a manner sufficient to contain the animals;

203 d. the facility shall be operated by a nonprofit organization registered under the
204 Internal Revenue Code as a 501(c)(3) organization; and

205 e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
206 and no later than 7 p.m.

207 36. Limited to kennel-free dog boarding and daycare facilities, and:
 208 a. the property shall be at least five acres;
 209 b. buildings housing dogs shall be no less than seventy-five feet from property
 210 lines;
 211 c. outdoor exercise areas shall be located no less than thirty feet from property
 212 lines and shall be fenced in a manner sufficient to contain the dogs;
 213 d. the number of dogs allowed shall be limited to twenty-five, consistent with
 214 the provisions for hobby kennels as outline in K.C.C. 11.04.060.B;
 215 e. training and grooming are ancillary services which may be provided only to
 216 dogs staying at the facility;
 217 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
 218 and no later than 7 p.m.; and
 219 g. no new facility shall be permitted to be established after one year from the
 220 effective date of this ordinance.

221 37. Not permitted in R-1 and subject to the additional requirements in section 30
 222 of this ordinance.

223 SECTION 2. Ordinance 10870, Section 333, as amended and K.C.C. 21A.08.060
 224 are each hereby amended to read as follows:

225 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

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		L	L	E		N	O	S	I	S	A	S	R
		T				T	R	S	T	S	L	S	I
		U				I	H		Y				A
		R				A	O						L
		E				L	O						
						D							
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I (30)
GOVERNMENT SERVICES:													
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility				C6 and 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	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	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vector Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
BUSINESS SERVICES:													
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage						C14	P37	P	P	P	P	P

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4221	Farm Product Warehousing,	P15			P15	P15,						P	
4222	Refrigeration and Storage	C36			and 33 C36	C36							
*	Log Storage	P15	P		P26 and 33							P	
47	Transportation Service											P	
473	Freight and Cargo Service								P	P	P		
472	Passenger Transportation Service							P	P	P			
48	Communication Offices								P	P	P		
482	Telegraph and other Communications							P	P	P	P		
*	General Business Service							P	P	P	P	P16	
*	Professional Office							P	P	P	P	P16	
7312	Outdoor Advertising Service								P		P17	P	
735	Miscellaneous Equipment Rental							P17	P		P17	P	
751	Automotive Rental and Leasing							P	P			P	
752	Automotive Parking						P20	P20	P21	P20	P		
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	
7941	Professional Sport Teams/Promoters								P	P			
873	Research, Development and Testing								P2	P2	P2		
*	Heavy Equipment and Truck Repair											P	
ACCESSORY USES:													
*	Commercial/Industrial Accessory Uses			P	P22			P22	P22	P	P	P	
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24

GENERAL 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 21A.38;
REFERENCES: 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.

B. Development conditions.

- 227 1. Except self-service storage.
- 228 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
229 Educational Research, see general business service/office.
- 230 3.a. Only as a re-use of a public school facility or a surplus nonresidential
231 facility subject to the provisions of K.C.C. chapter 21A.32; or
- 232 b. only when accessory to a fire facility and the office is no greater than one
233 thousand five hundred square feet of floor area.
- 234 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter
235 21A.32.
- 236 5. New utility office locations only if there is no commercial/industrial zoning
237 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
238 no feasible alternative location is possible, and provided further that this condition
239 applies to the UR zone only if the property is located within a designated unincorporated
240 Rural Town.
- 241 6.a. All buildings and structures shall maintain a minimum distance of twenty
242 feet from property lines adjoining residential zones;
- 243 b. Any buildings from which fire-fighting equipment emerges onto a street
244 shall maintain a distance of thirty-five feet from such street;
- 245 c. No outdoor storage; and
- 246 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
247 feasible alternative location is possible.
- 248 7. Limited to storefront police offices. Such offices shall not have:
- 249 a. holding cells,

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

251 c. long-term storage of stolen properties.

252 8. Private stormwater management facilities serving development proposals

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

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

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

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

257 9. No outdoor storage of materials.

258 10. Limited to office uses.

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

260 a gasoline service station.

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

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

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

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

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

266 floor area of the apartment dwellings on the site;

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

268 adjoining property;

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

270 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or

271 similar equipment;

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

274 f. No residential occupancy of the storage units;

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

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

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

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

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

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

288 17. No outdoor storage.

289 18. Only as an accessory use to a public agency or utility yard, or to a transfer
290 station.

291 19. Limited to new commuter parking lots designed for thirty or fewer parking
292 spaces or commuter parking lots located on existing parking lots for churches, schools, or
293 other permitted nonresidential uses that have excess capacity available during

294 commuting; provided that the new or existing lot is adjacent to a designated arterial that
295 has been improved to a standard acceptable to the department of transportation;

296 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

297 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
298 vehicles.

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

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

304 24. Allowed as accessory to an allowed use.

305 25. Limited to private road ambulance services with no outside storage of
306 vehicles.

307 26. Limited to two acres or less.

308 27a. Utility yards only on sites with utility district offices; or

309 b. Public agency yards are limited to material storage for road maintenance
310 facilities.

311 28. Limited to bulk gas storage tanks that pipe to individual residences but
312 excluding liquefied natural gas storage tanks.

313 29. Excluding bulk gas storage tanks.

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

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

320 32. Provided:

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

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

325 c.(1) Except as provided in 32.c.(2) of this subsection, ((Θ))off-street required
326 parking must be located on a lot that would permit, either outright or through a land use
327 permit approval process, the land use the off-street parking will serve.

328 (2) For a social service agency allowed under K.C.C. 21A.08.050B.13.b. to
329 be located on a site in the NB zone, off-street required parking may be located on a site
330 within three hundred feet of the social service agency, regardless of zoning classification
331 of the site on which the parking is located.

332 33. Subject to review and approval of conditions to comply with trail corridor
333 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

334 34. Limited to landscape and horticultural services (SIC 078) that are accessory
335 to a retail nursery, garden supply center and farm supply. Construction equipment for the
336 accessory use shall not be stored on the premises.

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

339 36. Accessory to agricultural uses provided:

340 a. In the RA zones and on lots less than thirty-five acres in the A zone, the floor
341 area devoted to warehousing, refrigeration or storage shall not exceed three thousand five
342 hundred square feet unless located in a building designated as historic resource under
343 K.C.C. chapter 20.62;

344 b. On lots at least thirty-five acres in the A zones, the floor area devoted to
345 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless
346 located in a building designated as historic resource under K.C.C. chapter 20.62;

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

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

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

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

362 SECTION 3. Ordinance 10870, Section 424, as amended, and K.C.C.

363 21A.20.060 are each hereby amended to read as follows:

364 A. All signs, except billboards, community bulletin boards, community
365 identification signs, political signs, real estate signs and special event signs, shall be on-
366 premise signs, except that signs located on lots without public street frontage in business,
367 office and industrial zones may have one off-premise directional sign of no more than
368 sixteen square feet.

369 B. Fuel price signs shall not be included in sign area or number limitations of
370 K.C.C. 21A.20.090, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do
371 not exceed twenty square feet per street frontage.

372 C. Except as otherwise provided in K.C.C. 21A.20.115, projecting and awning
373 signs and signs mounted on the sloping portion of roofs shall not be permitted for uses in
374 the Resource and Residential zones. In other zones, projecting and awning signs and
375 signs mounted on the sloping portion of roofs may be used in lieu of wall signs, but only
376 if:

- 377 1. They maintain a minimum clearance of eight feet above finished grade;
378 2. They do not project more than six feet perpendicular from the supporting
379 building facade;
380 3. They meet the standards of K.C.C. 21A.20.060J. if mounted on the roof of a
381 building; and
382 4. They shall not exceed the number or size permitted for wall signs in a zone.

383 D. Changing message center signs, and time and temperature signs, which can be
384 a wall or freestanding sign, shall not exceed the size permitted for a wall or freestanding

385 sign(~~, and~~). Changing message center signs shall be permitted for all uses only in the
386 NB, CB, RB, O and I zones and only for elementary, middle, junior, secondary, and high
387 schools and colleges and universities in the RA zone. Changing message center signs
388 and time and temperature signs shall not exceed the maximum sign height permitted in
389 the zone.

390 E. Directional signs shall not be included in the sign area or number limitation of
391 K.C.C. 21A.20.070, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do
392 not exceed six square feet in surface area and are limited to one for each entrance or exit
393 to surface parking areas or parking structure.

394 F. Regarding sign illumination and glare:

395 1. Except as otherwise provided in this chapter, ((A))all signs may be
396 illuminated;

397 2. The light source for indirectly illuminated signs shall be no farther away from
398 the sign than the height of the sign;

399 3. Indirectly and directly illuminated signs shall be arranged so that no direct
400 rays of light are projected from such artificial source into residences or any street right-
401 of-way;

402 4. Electrical requirements for signs shall be governed by chapter 19.28 RCW
403 and WAC 296-46-910; and

404 5. Signs with an on/off operation shall be permitted only in the CB, RB and I
405 zones.

406 G. Maximum height for wall signs shall not extend above the highest exterior
407 wall or structure upon which the sign is located.

408 H. Maximum height for projecting signs shall not extend above the highest
409 exterior wall upon which the projecting sign is located.

410 I. Maximum height for awning signs shall not extend above the height of the
411 awning upon which the awning sign is located.

412 J. Any sign attached to the sloping surface of a roof shall be installed or erected
413 in such a manner that there are no visible support structures, shall appear to be part of the
414 building itself, and shall not extend above the roof ridge line of the portion of the roof
415 upon which the sign is attached.

416 K. Except as otherwise permitted by this chapter, off-premise directional signs
417 shall not exceed four square feet in sign area.

418 L. Mixed use developments in the NB, CB, RB or O zones are permitted one
419 permanent residential identification sign not exceeding thirty-two square feet in addition
420 to the maximum sign area requirements in the zone where the mixed use development is
421 located.

422 SECTION 4. Ordinance 10870, Section 427, as amended, and K.C.C.
423 21A.20.080 are each hereby amended to read as follows:

424 Except as otherwise provided in K.C.C. 21A.20.115, signs in the R, UR and RA
425 zones are limited as follows:

426 A. Nonresidential use:

427 1. One indirectly illuminated sign identifying nonresidential uses, not exceeding
428 twenty-five square feet and not exceeding six feet in height is permitted; and

429 2. Schools are permitted one sign per school or school facility entrance, which
430 may be located in the setback. Two additional wall signs attached directly to the school

431 or school facility are permitted. Changing message center signs, if allowed under K.C.C.
432 21A.20.060, shall be limited to hours of operation between 7 a.m. and 10 p.m.((;

433 3. Home occupation and home industry signs are limited to:

434 a. wall signs not exceeding ten percent of the building façade on which they are
435 located; and

436 b. one freestanding sign not exceeding six square feet for each street frontage of
437 at least one hundred feet.))

438 B. Residential use:

439 1. One residential identification sign not exceeding two square feet is permitted;
440 ((and))

441 2. One permanent residential development identification sign not exceeding
442 thirty-two square feet is permitted for each entrance into a development. The maximum
443 height for the sign shall be six feet. The sign may be freestanding or mounted on a wall,
444 fence or other structure; and

445 3. Home occupation and home industry signs are limited to:

446 a. one nonilluminated wall sign not exceeding ten percent of the building
447 façade on which they are located; and

448 b. in the RA zone, one nonilluminated freestanding sign not exceeding twenty-
449 four square feet and a maximum height of six feet.

450 SECTION 5. Ordinance 13130, Section 3, and K.C.C. 21A.32.045 are each
451 hereby amended to read as follows:

452 A nonconforming use (~~(which)~~) that has been discontinued or a nonconforming
453 structure or site improvement (~~(which)~~) that has been damaged or destroyed, may be re-
454 established or reconstructed if:

455 A. The nonconforming use, structure, or site improvement (~~(which)~~) that
456 previously existed is not expanded;

457 B. A new nonconformance is not created; and

458 C.1. The use has not been discontinued for more than twelve months prior to its
459 re-establishment, or the nonconforming structure or site improvement is reconstructed
460 pursuant to a complete permit application submitted to the department within twelve
461 months of the occurrence of damage or destruction; or

462 2. If the use has been discontinued for more than twelve months, the applicant
463 provides documentation that demonstrates to the satisfaction of the department that there
464 was no intent to abandon the use. Documentation may include, but is not limited to,
465 requests for approvals necessary to reestablish the use or structure submitted to
466 appropriate county, state and federal agencies within twelve months after the use was
467 discontinued. A statement from the property owner that merely states that there is no
468 intent to abandon is not sufficient documentation without a showing of additional actions
469 taken by the property owner to reestablish the use or structure.

470 SECTION 6. Pursuant to K.C.C. 20.44.080, the metropolitan King County
471 council finds that the requirements for environmental analysis, protections and mitigation
472 measures in the chapters of K.C.C. Title 21A amended by this ordinance, provide
473 adequate analysis of and mitigation for the specific adverse environmental impacts to
474 which the requirements apply.

475 SECTION 7. If any provision of this ordinance or its application to any person or
476 circumstance is held invalid, the remainder of the ordinance or the application of the
477 provision to other persons or circumstances is not affected.
478

Ordinance 16594 was introduced on 3/9/2009 and passed by the Metropolitan King
County Council on 7/13/2009, by the following vote:


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

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



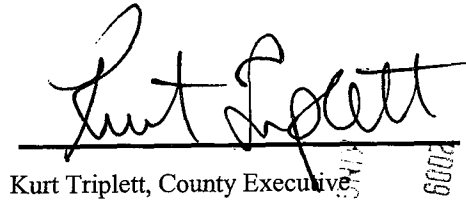
Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 24th day of July, 2009.



Kurt Triplett, County Executive

Attachments None

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