



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 9, 2008**

**Ordinance 16323**

**Proposed No.** 2008-0501.2

**Sponsors** Gossett

1 AN ORDINANCE relating to home occupations; and  
2 amending Ordinance 15606, Section 20, and K.C.C.  
3 21A.30.085.  
4

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Section 2 of this ordinance amends K.C.C. 21A.30.085. One of the  
7 changes being made is the deletion of K.C.C. 21A.30.085.E. The existing K.C.C.  
8 21A.30.085.E. lists four specific activities that are allowed as home occupations on RA,  
9 A and F zoned properties. The King County council is concerned that by listing these  
10 specific activities, other legal activities that are not listed might not be allowed as home  
11 occupations, even though those activities would otherwise comply with the rest of K.C.C.  
12 21A.30.085. Therefore, it is the intent of the King County council that the deletions of  
13 existing K.C.C. 21A.30.085.E. shall not be construed to mean that the specific activities  
14 listed in that subsection are no longer allowed as home occupations.

15 SECTION 2. Ordinance 15606, Section 20, and K.C.C. 21A.30.085  
16 are each hereby amended to read as follows:

17 In the A, F and RA zones, residents of a dwelling unit may conduct one or more  
18 home occupations as accessory activities, under the following provisions:

19 A. The total floor area devoted to all home occupations shall not exceed twenty  
20 percent of the dwelling unit. Areas within garages and storage buildings shall not be  
21 considered part of the dwelling unit and may be used for activities associated with the  
22 home occupation;

23 B. Total outdoor area of all home occupations shall be permitted as follows:

24 1. For any lot less than one acre: Four hundred forty square feet; and

25 2. For lots one acre or greater: One percent of the area of the lot, up to a  
26 maximum of five thousand square feet.

27 C. Outdoor storage areas and parking areas related to home occupations shall be:

28 1. No less than twenty-five feet from any property line; and

29 2. Screened along the portions of such areas that can be seen from an adjacent  
30 parcel or roadway by the:

31 a. planting of Type II landscape buffering; or

32 b. use of existing vegetation which meets or can be augmented with additional  
33 plantings to meet the intent of Type II landscaping.

34 D. A home occupation or occupations is not limited in the number of employees  
35 that remain off-site. Regardless of the number of home occupations, the number of  
36 nonresident employees is limited to no more than three who work on-site and no more than  
37 three who report to the site but primarily provide services off-site.

38 E. ~~((In addition to activities allowed as home occupations by K.C.C. 21A.30.080,~~  
39 ~~the following activities are permitted:~~

- 40 ~~1. Automobile, truck and heavy equipment repair;~~
- 41 ~~2. Autobody work or painting;~~
- 42 ~~3. Parking and storage of heavy equipment; and~~
- 43 ~~4. Storage of building materials for use on other properties;~~

44 F.) In addition to required parking for the dwelling unit, on-site parking is  
45 provided as follows:

- 46 1. One stall for each nonresident employed on-site; and
- 47 2. One stall for patrons when services are rendered on-site;

48 ((G-)) F. Sales are limited to:

- 49 1. Mail order sales;
- 50 2. Telephone, Internet or other electronic commerce sales with off-site delivery;
- 51 3. Items accessory to a service provided to patrons who receive services on the  
52 premises; ((and))
- 53 4. Items grown, produced or fabricated on-site; and
- 54 5. On sites five acres or larger, items that support agriculture, equestrian or

55 forestry uses except for the following:

- 56 a. motor vehicles and parts (North American Industrial Classification System  
57 ("NAICS") Code 441);
- 58 b. electronics and appliances (NAICS Code 443); and
- 59 c. building material and garden equipments and supplies (NAICS Code 444);

60 ((H-)) G. The home occupation or occupations do not use electrical or mechanical  
61 equipment that results in:

62           1. A change to the occupancy type of the structure or structures used for the home  
63 occupation or occupations;

64           2. Visual or audible interference in radio or television receivers, or electronic  
65 equipment located off-premises; or

66           3. Fluctuations in line voltage off-premises;

67           ~~((H))~~ H. Uses not allowed as home occupation may be allowed as a home industry  
68 under K.C.C. chapter 21A.30; and

69           ~~((J))~~ I. The home occupation or occupations may use or store vehicles, as follows:

70           1. The total number of vehicles for all home occupations shall be:

71           a. for any lot five acres or less: two;

72           b. for lots greater than five acres: three; and

73           c. for lots greater than ten acres: four;

74           2. The vehicles are not stored within any required setback areas of the lot or on  
75 adjacent streets; and

76           3. The parking area for the vehicles shall not be considered part of the outdoor  
77 storage area provided for in subsection C. of this section.

78           SECTION 3. Pursuant to K.C.C. 20.44.080, the metropolitan King County  
79 council finds that the requirements for environmental analysis, protections and mitigation  
80 measures in K.C.C. 21A.08.085 amended by this ordinance, provide adequate analysis of  
81 and mitigation for the specific adverse environmental impacts to which the requirements  
82 apply.

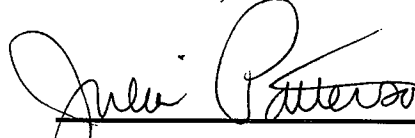
83            SECTION 4. If any provision of this ordinance or its application to any person or  
84            circumstance is held invalid, the remainder of the ordinance or the application of the  
85            provision to other persons or circumstances is not affected.

86


Ordinance 16323 was introduced on 9/29/2008 and passed as amended by the  
Metropolitan King County Council on 12/8/2008, by the following vote:

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

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
\_\_\_\_\_  
Julia Patterson, Chair

ATTEST:

  
\_\_\_\_\_  
Anne Noris, Clerk of the Council

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2008 DEC 24 AM 9:31  
KING COUNTY COUNCIL  
CLERK

APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2008.

DEEMED ENACTED WITHOUT  
COUNTY EXECUTIVE'S SIGNATURE.  
DATED: 12/24/08

\_\_\_\_\_  
Ron Sims, County Executive

Attachments      None