



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 9, 2003

Ordinance 14807

Proposed No. 2003-0453.2

Sponsors Edmonds

1 AN ORDINANCE relating to parks and agricultural
2 product sales; designation of large active recreation and
3 multiuse parks; amending zoning provisions relating to
4 new uses for parks; amending Ordinance 10870, Section
5 331, as amended, and K.C.C. 21A.08.040, Ordinance
6 10870, Section 332, as amended and K.C.C. 21A.08.050,
7 Ordinance 10870, Section 334, as amended and K.C.C.
8 21A.08.070, Ordinance 10870, Section 340 as amended,
9 and K.C.C. 21A.12.030 and adding new sections to K.C.C.
10 chapter 7.02 and K.C.C. chapter 21A.06.

11

12

13 **PREAMBLE:**

14 King County is the steward of a significant system of regional parks, trails
15 and natural areas.

16 The Phase II Business Transition Plan, completed by the department of
17 natural resources and parks in August 2002, and Ordinance 14509,

18 adopted November 12, 2002, set forth the vision and implementation
19 strategies for the King County parks and recreation system in 2003 and
20 beyond. The plan identified ways to reduce the parks division budget
21 while keeping key regional parks assets open and preserving local rural
22 facilities where practical.

23 The plan identified a next step to achieve the department's new vision as a
24 submittal by the executive of an ordinance proposing changes to the King
25 County Code.

26 This ordinance revises the land use code to allow for new uses in the parks
27 that will create an opportunity for the division to support the parks
28 programs and provide additional amenities in the parks to serve park users.

29 Projects proposed for development will be evaluated for appropriateness
30 for the park and the system. Department policies and procedures will be
31 developed to provide criteria for project evaluation; the City of Redmond
32 and Friends of Marymoor Park will be included in the development of
33 criteria for project evaluation for projects proposed and evaluated for
34 Marymoor Park.

35 The department of natural resources and parks will conduct a public
36 outreach element and will consult with adjacent jurisdictions for each
37 specific project covered under the code amendments and the current
38 zoning regulations. Outreach could include a combination of public
39 meetings, mailings, website posting, newspaper notices, listserve
40 notification, targeted outreach to neighbors and user group meetings. A

41 summary of the public outreach process and public comments will be
42 included in the transmittal to the county council for projects that require
43 council approval.

44 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

45 NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 7.02 a
46 new section to read as follows:

47 **Large active recreation and multiuse park.** The department may designate a
48 King County facility as a large active recreation and multiuse park. The department shall
49 maintain a parks inventory list showing the parks designated as large active recreation
50 and multiuse parks. The department shall set out a process through department policies
51 and procedures for review and public meetings for designation of a large active recreation
52 and multiuse park.

53 NEW SECTION. SECTION 2. There is hereby added to K.C.C. chapter 21A.06
54 a new section to read as follows:

55 **Agricultural product, value added.** Agricultural product, value added: the
56 incremental value that is realized by the producer from an agricultural commodity or
57 product as a result in:

- 58 A. Change in its physical state;
59 B. Differentiated production or marketing as demonstrated in a business plan; or
60 C. Product segregation.

61 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 21A.06
62 a new section to read as follows:

63 **Large active recreation and multiuse park.** Large active recreation and
 64 multiuse park: a park owned by King County that is designated in the recreation category
 65 or the multiuse category in a parks inventory list.

66 SECTION 4. Ordinance 10870, Section 331, and K.C.C. chapter 21A.08.040 are
 67 each hereby amended to read as follows:

68 **Recreational/cultural land uses.**

69 **A. Recreational/cultural land uses.**

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use		A	F	M	R	UR	UR	UR	NB	CB	RB	O	I					
C-Conditional Use		G	O	I	U	RE	RE	RE	E	U	E	U	F	N				
S-Special Use		Z	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	U	
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A		V		E	B	E	N	E	N	E	E	T	
		L		L			E		N	O	S	I	S	A	S		R	
		T							T	R	S	T	S	L	S		I	
		U							I	H	Y					A		
		R							A	O						L		
		E							L	O								
									D									
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	PARK/RECREATION:																	
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13					
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P	P	P	P	P13					
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P					
*	Campgrounds		P16 C16a	P16	P16 C16a	P16 C16a							P16 C16a					
*	Destination Resorts		S		S18	C					C							
*	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P					

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*	Recreational Vehicle Park		P19	P19	C2, 18	C2									
					P19	P19									
*	Sports club (17)				C4, 18	C4	C4	C4	C	P	P				
*	Ski Area		S		S18										
AMUSEMENT/ENTERTAINMENT															
*	Adult Entertainment Business									P6	P6	P6			
*	Theater									P	P	P			
7833	Theater, Drive-in											C			
793	Bowling center									P	P			P	
*	Golf facility				C7, 18	P7	P7	P7							
7999 (14)	Amusement and recreation Services		P21	P21	P8,21 C15, 18	P8,21, 22 C15	P8,21,2 2 C15,	P8, 21,22 C15,	P21, 22	P	P		P21	P21	
*	Shooting range		C9		C9, 18							C10		P10	
*	Amusement arcades									P	P				
7996	Amusement park											C			
*	Outdoor performance center		S		C12 S18		P20	P20				S			
CULTURAL:															
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P			
841	Museum				P11	P11 C	P11 C	P11 C	P	P	P	P	P		
842	Arboretum	P	P		P	P	P	P	P	P	P	P	P		
*	Conference Center				P11 C12	P11 C12	P11 C	P11 C	P			P	P		
<p>GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;</p> <p>Development Standards see K.C.C. <u>chapters</u> 21A.12 through 21A.30; General Provisions, see K.C.C. <u>chapters</u> 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. <u>chapters</u> 21A.40; through 21A.44;</p> <p>(*)Definition of this specific Land Use, see K.C.C. <u>chapter</u> 21A.06.</p>															

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B. Development conditions.

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1. The following conditions and limitations shall apply, where appropriate:

- 72 a. No stadiums on sites less than ten acres;
- 73 b. Lighting for structures and fields shall be directed away from residential
74 areas;
- 75 c. Structures or service yards shall maintain a minimum distance of fifty feet
76 from property lines adjoining residential zones, except for structures in on-site recreation
77 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for
78 structures in these on-site required recreation areas shall be maintained in accordance
79 with K.C.C. 21A.12.030;
- 80 d. Facilities in the ~~((RA-10, RA-20, F,))~~ A ~~((or M))~~ zone ~~((s, or in a designated
81 rural-forest-focus area,))~~ shall be limited to trails and trailheads, including related
82 accessory uses such as parking and sanitary facilities; and
- 83 e. Overnight camping is allowed only in an approved campground.
- 84 2. Recreational vehicle parks are subject to the following conditions and
85 limitations:
- 86 a. The maximum length of stay of any vehicle shall not exceed one hundred
87 eighty days during a three-hundred-sixty-five-day period;
- 88 b. The minimum distance between recreational vehicle pads shall be no less
89 than ten feet; and
- 90 c. Sewage shall be disposed in a system approved by the Seattle-King County
91 health department.
- 92 3. Limited to day moorage. The marina shall not create a need for off-site
93 public services beyond those already available before the date of application.

94 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities
95 subject to the following conditions and limitations:

96 a. The bulk and scale shall be compatible with residential or rural character of
97 the area;

98 b. For sports clubs, the gross floor area shall not exceed ten thousand square
99 feet unless the building is on the same site or adjacent to a site where a public facility is
100 located or unless the building is a nonprofit facility located in the urban area; and

101 c. Use is limited to residents of a specified residential development or to sports
102 clubs providing supervised instructional or athletic programs.

103 5. Limited to day moorage.

104 6.a. Adult entertainment businesses shall be prohibited within three hundred
105 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare
106 centers, public parks or trails, community centers, public libraries or churches. In
107 addition, adult entertainment businesses shall not be located closer than three thousand
108 feet to any other adult entertainment business. These distances shall be measured from
109 the property line of the parcel or parcels proposed to contain the adult entertainment
110 business to the property line of the parcels zoned RA, UR or R or that contain the uses
111 identified in this subsection B.6.a.

112 b. Adult entertainment businesses shall not be permitted within an area likely
113 to be annexed to a city subject to an executed interlocal agreement between King County
114 and a city declaring that the city will provide opportunities for the location of adult
115 businesses to serve the area. The areas include those identified in the maps attached to
116 Ordinance 13546.

117 7. Clubhouses, maintenance buildings, equipment storage areas and driving
118 range tees shall be at least fifty feet from residential property lines. Lighting for practice
119 greens and driving range ball impact areas shall be directed away from adjoining
120 residential zones. Applications shall comply with adopted best management practices for
121 golf course development. Within the RA zone, those facilities shall be permitted only in
122 the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area,
123 regionally significant resource areas or locally significant resource areas. Ancillary
124 facilities associated with a golf course are limited to practice putting greens, maintenance
125 buildings and other structures housing administrative offices or activities that provide
126 convenience services to players. These convenience services are limited to a pro shop,
127 food services and dressing facilities and shall occupy a total of no more than ten thousand
128 square feet. Furthermore, the residential density that is otherwise permitted by the zone
129 shall not be used on other portions of the site through clustering or on other sites through
130 the transfer of density provision. This residential density clustering or transfer limitation
131 shall be reflected in a deed restriction that is recorded at the time applicable permits for
132 the development of the golf course are issued.

133 8. Limited to a golf driving range only as:

134 a. ~~((an))~~ An accessory to golf courses; or

135 b. An accessory to a large active recreation and multiuse park.

136 9.a. New structures and outdoor ranges shall maintain a minimum distance of
137 fifty feet from property lines adjoining residential zones, but existing facilities shall be
138 exempt.

139 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets
140 or arrows from leaving the property.

141 c. Site plans shall include: safety features of the range; provisions for reducing
142 sound produced on the firing line; elevations of the range showing target area, backdrops
143 or butts; and approximate locations of buildings on adjoining properties.

144 d. Subject to the licensing provisions of K.C.C. Title 6.

145 10.a. Only in an enclosed building, and subject to the licensing provisions of
146 K.C.C. Title 6;

147 b. Indoor ranges shall be designed and operated so as to provide a healthful
148 environment for users and operators by:

149 (1) installing ventilation systems that provide sufficient clean air in the user's
150 breathing zone, and

151 (2) adopting appropriate procedures and policies that monitor and control
152 exposure time to airborne lead for individual users.

153 11. Only as accessory to a park or in a building listed on the National Register
154 as an historic site or designated as a King County landmark subject to K.C.C. chapter
155 21A.32.

156 12. Only as accessory to a nonresidential use established through a discretionary
157 permit process, if the scale is limited to ensure compatibility with surrounding
158 neighborhoods. This condition applies to the UR zone only if the property is located
159 within a designated unincorporated Rural Town.

160 13. Subject to the following:

161 a. The park shall abut an existing park on one or more sides, intervening roads
162 notwithstanding;

163 b. No bleachers or stadiums are permitted if the site is less than ten acres, and
164 no public amusement devices for hire are permitted;

165 c. Any lights provided to illuminate any building or recreational area shall be
166 so arranged as to reflect the light away from any premises upon which a dwelling unit is
167 located; and

168 d. All buildings or structures or service yards on the site shall maintain a
169 distance not less than fifty feet from any property line and from any public street.

170 14. Excluding amusement and recreational uses classified elsewhere in this
171 chapter.

172 15. Limited to golf driving ranges and subject to ~~((K.C.C. 21A.08.040))~~
173 subsection B.7 of this section.

174 16. Subject to the following conditions:

175 a. The length of stay per party in campgrounds shall not exceed one hundred
176 eighty days during a three-hundred-sixty-five-day period; and

177 b. Only for campgrounds that are part of a proposed or existing county park,
178 which are subject to review and public~~((hearings))~~ meetings through the department of
179 natural resources and parks ~~((and recreation's master plan process under K.C.C.~~
180 ~~2.16.050))~~.

181 17. Only for stand-alone sports clubs that are not part of a park.

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

185 19. Only as an accessory to a large active recreation and multiuse park.

186 20. Only as an accessory to a large active recreation and multiuse park with the
 187 floor area of an individual outdoor performance center stage limited to three thousand
 188 square feet.

189 21. Only as an accessory to a park, or a large active recreation and multiuse park
 190 in the RA zones, and limited to:

191 a. Rentals of sports and recreation equipment; and

192 b. A total floor area of seven hundred and fifty square feet.

193 22. Only as an accessory to a large active recreation and multiuse park and
 194 limited to:

195 a. Water slides, wave pools and associated water recreation facilities; and

196 b. Rentals of sports and recreation equipment.

197 SECTION 5. Ordinance 10870, Section 332, as amended, and K.C.C. chapter
 198 21A.08.050 are each hereby amended to read as follows:

199 **General services land uses.**

200 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	D
S-Special Use	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

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		E U T A V E B E N E N E E T L T L E N O S I S A S R T R S T S L S I U H Y A O A L R A O I E L O D											
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C 26	C 26	P	P	P	P3	P3
7216	Drycleaning ((p))Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P25 C5, 32	P25 C5	P25 C5	P25 C5	P25	P25	P25	P25	
*	Day ((e))Care I	P6			P6	P6	P6	P	P	P	P	P7	P7
*	Day ((e))Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 C10, 32	P9 C10			P10	P10	P10		P
753	Automotive ((r))Repair (1)								P11	P	P		P
754	Automotive ((s))Service								P11	P	P		P
76	Miscellaneous ((r))Repair		P33	P33	P33	P33	P33	P33	P33	P	P		P
866	Church((es)), ((s))Synagogue, ((t))Temple				P12 C28, 32	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13, 32	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C,32	P14 C	P 14 C						
*	kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production Services									P31	P31		
*	Artist Studios				P29	P29	P29	P29	P	P	P	P30	P
*	Interim Recycling Facility	P 21	P21	P21	P 22		P 22	P 22	P 23	P 23	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P

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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					P16 15, 32	P	P	P			P16c	P16c	P16 c
	*Middle/Junior High School					P16 C15, 32	P	P	P			P16c	P16c	P16 c
	*Secondary or High School					P16 C15, 27, 32	P27	P27	P27			P16c C	P16c C	P16 c
	*Vocational School					P13 C, 32	P13 C	P13 C	C	P13			P	P17 P
	*Specialized Instruction School					P19 C20, 32	P18	P19 C20	P19 C20	C20	P	P	P	P17 P
	*School District Support Facility					C 24, 32 P16,C 15						P 24 C	C	P P P P
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters K.C.C. 21A.12 through 21A.30; General Provisions, see chapters K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see chapters K.C.C. 21A.40 through 21A.44 (*Definition of this specific Land Use, see chapter K.C.C. 21A.06.														

201

B. Development conditions.

202

1. Except SIC Industry No. 7534 - Tire Retreading, see manufacturing permitted

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use table.

204

2. Except SIC Industry Group Nos.:

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a. 835-Day Care Services, and

206

b. 836-Residential Care, which is otherwise provided for on the residential

207

permitted land use table.

- 208 3. Limited to SIC Industry Group and Industry Nos.:
- 209 a. 723-Beauty Shops;
- 210 b. 724-Barber Shops;
- 211 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 212 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 213 e. 217-Carpet and Upholstery Cleaning.
- 214 4. Only as an accessory to a cemetery, and prohibited from the UR zone only if
- 215 the property is located within a designated unincorporated Rural Town.
- 216 5. Structures shall maintain a minimum distance of one hundred feet from
- 217 property lines adjoining residential zones.
- 218 6. Only as an accessory to residential use, and:
- 219 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 220 with no openings except for gates, and have a minimum height of six feet; and
- 221 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 222 from property lines adjoining residential zones.
- 223 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
- 224 21A.08.060A.
- 225 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
- 226 or an accessory use to a school, church, park, sport club or public housing administered
- 227 by a public agency, and:
- 228 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 229 with no openings except for gates and have a minimum height of six feet;

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

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

234 d. Hours of operation may be restricted to assure compatibility with
235 surrounding development.

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

239 (1) boarding or overnight stay of animals is allowed only on sites of five
240 acres or more;

241 (2) no burning of refuse or dead animals is allowed;

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

246 (4) the provisions of K.C.C. chapter 21A.30 relative to animal keeping are
247 met.

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

250 (1) impervious surface for the kennel or cattery shall not exceed twelve
251 thousand square feet;

252 (2) obedience training classes are not allowed; and

253 (3) any buildings or structures used for housing animals and any outdoor runs
254 shall be set back one hundred and fifty feet from property lines,

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

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

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

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

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

265 13. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
266 21A.32.

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

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

276 16.a. For middle or junior high schools and secondary or high schools or school
277 facilities, only as a reuse of a public school facility or school facility subject to K.C.C.
278 chapter 21A.32. An expansion of such a school or a school facility shall be subject to
279 approval of a conditional use permit and the expansion shall not require or result in an
280 extension of sewer service outside the urban growth area, unless a finding is made that no
281 cost-effective alternative technologies are feasible, in which case a tightline sewer sized
282 only to meet the needs of the public school, as defined in RCW 28A.150.010, or the
283 school facility may be used.

284 b. Renovation, expansion, modernization or reconstruction of a school, a
285 school facility, or the addition of relocatable facilities, is permitted but shall not require
286 or result in an expansion of sewer service outside the urban growth area, unless a finding
287 is made that no cost-effective alternative technologies are feasible, in which case a
288 tightline sewer sized only to meet the needs of the public school, as defined in RCW
289 28A.150.010, or the school facility may be used.

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

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

292 18. Limited to resource management education programs.

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

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

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

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

298 20. Subject to the following:

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

301 b. On lots over two and one half acres:

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

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

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

310 c. On sites over ten acres, located in a designated Rural Town and zoned any
311 one or more of UR, R-1(;) and(~~/or~~) R-4:

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

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

318 (3) other incidental student-supporting uses are allowed, if the uses are found
319 to be functionally related, subordinate, compatible with and incidental to the principal
320 use;

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

322 (5) advertised special events shall comply with the temporary use
323 requirements of this chapter; and

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

329 21. Limited to source-separated yard or organic waste processing facilities.

330 22. Limited to drop box facilities accessory to a public or community use such
331 as a school, fire station or community center.

332 23. With the exception of drop box facilities for the collection and temporary
333 storage of recyclable materials, all processing and storage of material shall be within
334 enclosed buildings. Yard waste processing is not permitted.

335 24. Only if adjacent to an existing or proposed school.

336 25. Limited to columbariums accessory to a church, but required landscaping
337 and parking shall not be reduced.

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

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

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

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

347 29. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
348 21A.32 or as a joint use of an existing public school facility.

349 30. All studio use must be within an enclosed structure.

350 31. Adult use facilities shall be prohibited within six hundred sixty feet of any
351 residential zones, any other adult use facility, school, licensed daycare centers, parks,
352 community centers, public libraries or churches that conduct religious or educational
353 classes for minors.

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

357 33. Limited to repair of sports and recreation equipment:

358 a. As an accessory to a large active recreation and multiuse park in the urban
359 growth area; or

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

362 SECTION 6. Ordinance 10870, Section 334, as amended, and K.C.C. chapter
363 21A.08.070 are each hereby amended to read as follows:

364 **Retail land uses.**

365 A. Retail land uses.

KEY	RESOUR CE	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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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		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
Z		C	S	R	L	N R	N	D	H N	U N	O N	C	S
O		U	T	A		V		E	B E	N E	N E	E	T
N		L		L		E		N	O S	I S	A S		R
E		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	RBo	O	I
*	Building, Hardware and Garden Materials	P19			P21 C1				P2	P	P		
*	Forest Products Sales	P3, 4	P4		P3, 4								
*	Department and Variety Stores						C14	C14	P5	P	P		
54	Food Stores				C13		C15	C15	P	P	P	C	P6
*	Agricultural Product Sales	P20 C7	P4		P20, C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home									P	P		

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	Furnishings Stores												
58	Eating and Drinking Places				C22 <u>P24</u>		C16 <u>P23</u>	C16 <u>P23</u>	P10	P	P	P	P
*	Drug Stores						C15	C15	P	P	P	C	
592	Liquor Stores									P	P		
593	Uses Goods: Antiques/Second hand Shops									P	P		
*	Sporting Goods and ((#))Related Stores		P <u>25</u>	P <u>25</u>	<u>P25</u>	<u>P25</u>	<u>P25</u>	<u>P25</u>	<u>P25</u>	P	P	P <u>25</u>	<u>P25</u>
*	Book Stationery, Video and Art Supply Stores						C15	C15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electroni								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealres									C11	P		P
*	Florist Shops						C15	C15	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P12		P
*	Livestock Sales	P17	P17		P17	P17	P17, 18						P
GENERAL CROSS REFERENCES:		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											

	Development Standards, see K.C.C. <u>chapters</u> 21A.12 through 21A.30; General Provisions, see K.C.C. <u>chapters</u> 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. <u>chapters</u> 21A.40 through 21A.44; (*Definition of this specific land use, see K.C.C. <u>chapters</u> 21A.08.
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- 366 B. Development conditions.
- 367 1. Only feed stores and garden supply stores.
- 368 2. Only hardware and garden materials stores shall be permitted.
- 369 3.a. Limited to products grown on-site.
- 370 b. Covered sales areas shall not exceed a total area of five hundred square feet.
- 371 4. No permanent structures or signs.
- 372 5. Limited to SIC Industry No. 5331, Variety Stores, and further limited to a
- 373 maximum of two thousand square feet of gross floor area.
- 374 6. Limited to a maximum of two thousand square feet of gross floor area.
- 375 7.a. The floor area devoted to retail sales shall not exceed three-thousand five
- 376 hundred square feet unless it is located in an agricultural structure, such as a barn,
- 377 existing as of December 31, 2003.
- 378 b. Sixty percent or more of the average annual gross sales of agricultural
- 379 products sold through the store over a five-year period shall be derived from products
- 380 grown or produced in King County. At the time of the initial application, the applicant
- 381 shall submit a reasonable projection of the source of product sales.
- 382 c. Sales shall be limited to agricultural produce, value added agricultural
- 383 products, such as jams or cheeses, and plants.
- 384 d. Storage areas for produce may be included in a farm store structure or in any
- 385 accessory building.

386 e. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. (~~during May~~
387 ~~through September and 7:00 a.m. to 7:00 p.m. during October through April~~). Outside
388 lighting is permitted if no off-site glare is allowed.

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

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

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

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

393 12. Excluding vehicle and livestock auctions.

394 13. Only as accessory to a winery or brewery, and limited to sales of products
395 produced on site and incidental items where the majority of sales are generated from
396 products produced on site.

397 14. Not in R-1 and limited to SIC Industry No. 5331 - Variety Stores, limited to
398 a maximum of five thousand square feet of gross floor area, and subject to K.C.C.
399 21A.12.330.

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

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

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

406 18. Limited to the R-1 zone.

407 19. Limited to the sale of livestock feed, hay and livestock veterinary supplies
408 with a covered sales area of not more than five hundred square feet. The five hundred

409 square foot limitation does not include areas for storing livestock feed, hay or veterinary
410 supplies or covered parking areas for trucks engaged in direct sale of these products from
411 the truck.

412 20.a. ~~((Covered sales areas))~~ The floor area devoted to retail sales shall not
413 exceed ~~((a total area of))~~ two thousand square feet.

414 b. The floor area devoted to retail sales may be covered but it cannot be
415 enclosed unless it is located in an agricultural structure, such as a barn, existing as of
416 December 31, 2003.

417 c. Sixty percent or more of the average annual gross sales of agricultural
418 products sold through the store over a five-year period shall be derived from products
419 grown or produced in King County. At the time of the initial application, the applicant
420 shall submit a projection of the source of product sales.

421 ~~((e-))~~ d. Sales shall be limited to agricultural produce, value added agricultural
422 products such as jams or cheeses, and plants.

423 ~~((d-))~~ e. Storage areas for produce may be included in a farm store structure or
424 in any accessory building.

425 ~~((e-))~~ f. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. ~~((during~~
426 ~~May through September and 7:00 a.m. to 7:00 p.m. during October through April))~~.

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

428 21. Limited to hay sales.

429 22. Only as:

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

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

435 c. an accessory use to a large active recreation and multiuse park, limited to a
 436 total floor area of three thousand five hundred square feet.

437 23. Only as:

438 a. An accessory to a large active recreation and multiuse park; or

439 b. An accessory to a park and limited to a total floor area of one thousand five
 440 hundred square feet.

441 24. Accessory to a park, limited to a total floor area of seven hundred fifty
 442 square feet.

443 25. Only as an accessory to:

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

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

447 SECTION 7. Ordinance 10870, Section 340, and K.C.C. chapter 21A.12.030 are
 448 each hereby amended to read as follows:

449 **Densities and dimensions - residential zones.**

450 A. Densities and dimensions – residential zones.

RESIDENTIAL													
Z O N E S	RURAL				URBAN RE- SERVE	URBAN RESIDENTIAL							
	RA-	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-16	R-24	R-48
STANDARDS													

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	2.5												
Base Density:	0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48
Dwelling Unit/Acre (15)	du/ac	du/ac	du/ac	du/ac	du/ac (21)	du/ac	du/ac (6)	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
Maximum Density:	0.4	0.4					6	9	12	18	27	36	72
Dwelling Unit/Acre (1)	du/ac (20)	du/ac (20)					du/ac (22)	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
Minimum Density:							85%	85%	85%	80%	75%	70%	65%
(2)							(12) (18) (23)	(12) (18)	(12) (18)	(18)	(18)	(18)	(18)
Minimum Lot Area (13)	1.875 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (7)	20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10 ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft 45 ft (14)	35 ft 45 ft (14)	60 ft	60 ft 80 ft (14)	60 ft 80 ft (14)	60 ft 80 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19)	20% (11) (19)	15% (11) (19)	12.5% (11) (19)	30% (11)	30% (11)	55%	70%	75%	85%	85%	85%	90%

451 **B. Development conditions.**

452 1. This maximum density may be achieved only through the application of
 453 residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of
 454 development rights in accordance with K.C.C. chapter 21A.37, or any combination of
 455 density incentive or density transfer. Maximum density may only be exceeded in
 456 accordance with K.C.C. 21A.34.040F.1.g.

457 2. Also see K.C.C. 21A.12.060.

458 3. These standards may be modified under the provisions for zero-lot-line and
 459 townhouse developments.

460 4. Height limits may be increased if portions of the structure that exceed the
461 base height limit provide one additional foot of street and interior setback for each foot
462 above the base height limit, but the maximum height may not exceed seventy-five feet.
463 Netting or fencing and support structures for the netting or fencing used to contain golf
464 balls in the operation of golf courses or golf driving ranges are exempt from the
465 additional interior setback requirements but the maximum height shall not exceed
466 seventy-five feet, except for large active recreation and multiuse parks, where the
467 maximum height shall not exceed one hundred and twenty-five feet, unless a golf ball
468 trajectory study requires a higher fence.

469 5. Applies to each individual lot. Impervious surface area standards for:

470 a. regional uses shall be established at the time of permit review;

471 b. nonresidential uses in residential zones shall comply with K.C.C.
472 21A.12.120 and 21A.12.220;

473 c. individual lots in the R-4 through R-6 zones that are less than nine thousand
474 seventy-six square feet in area shall be subject to the applicable provisions of the nearest
475 comparable R-6 or R-8 zone; and

476 d. a lot may be increased beyond the total amount permitted in this chapter
477 subject to approval of a conditional use permit.

478 6. Mobile home parks shall be allowed a base density of six dwelling units per
479 acre.

480 7. The standards of the R-4 zone shall apply if a lot is less than fifteen thousand
481 square feet in area.

482 8. At least twenty linear feet of driveway shall be provided between any garage,
483 carport or other fenced parking area and the street property line. The linear distance shall
484 be measured along the center line of the driveway from the access point to such garage,
485 carport or fenced area to the street property line.

486 9.a. Residences shall have a setback of at least one hundred feet from any
487 property line adjoining A, M or F zones or existing extractive operations. However,
488 residences on lots less than one hundred fifty feet in width adjoining A, M or F zone or
489 existing extractive operations shall have a setback from the rear property line equal to
490 fifty percent of the lot width and a setback from the side property equal to twenty-five
491 percent of the lot width.

492 b. Except for residences along a property line adjoining A, M or F zones or
493 existing extractive operations, lots between one acre and two and one-half acres in size
494 shall conform to the requirements of the R-1 zone and lots under one acre shall conform
495 to the requirements of the R-4 zone.

496 10.a. For developments consisting of three or more single-detached dwellings
497 located on a single parcel, the setback shall be ten feet along any property line abutting
498 R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in
499 K.C.C. 21A.14.190, which shall have a setback of five feet.

500 b. For townhouse and apartment development, the setback shall be twenty feet
501 along any property line abutting R-1 through R-8, RA and UR zones, except for
502 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback
503 of five feet, unless the townhouse or apartment development is adjacent to property upon
504 which an existing townhouse or apartment development is located.

505 11. Lots smaller than one-half acre in area shall comply with standards of the
506 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or
507 larger, the maximum impervious surface area allowed shall be at least ten thousand
508 square feet. On any lot over one acre in area, an additional five percent of the lot area
509 may be used for buildings related to agricultural or forestry practices. For lots smaller
510 than two acres but larger than one-half acre, an additional ten percent of the lot area may
511 be used for structures that are determined to be medically necessary, if the applicant
512 submits with the permit application a notarized affidavit, conforming with K.C.C.
513 21A.32.170A.2.

514 12. For purposes of calculating minimum density, the applicant may request that
515 the minimum density factor be modified based upon the weighted average slope of the
516 net buildable area of the site in accordance with K.C.C. 21A.12.087.

517 13. The minimum lot area does not apply to lot clustering proposals.

518 14. The base height to be used only for projects as follows:

519 a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a
520 fifteen percent finished grade; and

521 b. in R-18, R-24 and R-48 zones using residential density incentives and
522 transfer of density credits in accordance with this title.

523 15. Density applies only to dwelling units and not to sleeping units.

524 16. Vehicle access points from garages, carports or fenced parking areas shall
525 be set back from the property line on which a joint use driveway is located to provide a
526 straight line length of at least twenty-six feet as measured from the center line of the

527 garage, carport or fenced parking area, from the access point to the opposite side of the
528 joint use driveway.

529 17a. all subdivisions and short subdivisions in the R-1 zone shall be required to
530 be clustered if the property is located within or contains:

- 531 (1) a floodplain,
- 532 (2) a critical aquifer recharge area,
- 533 (3) a Regionally or Locally Significant Resource Area,
- 534 (4) existing or planned public parks or trails, or connections to such facilities,
- 535 (5) a Class I or II stream or wetland, or
- 536 (6) a steep slope, or
- 537 (7) a "greenbelt/urban separator" or "wildlife corridor" area designated by the
538 Comprehensive Plan or a community plan.

539 b. The development shall be clustered away from sensitive areas or the axis of
540 designated corridors such as urban separators or the wildlife habitat network to the extent
541 possible and the open space shall be placed in a separate tract that includes at least fifty
542 percent of the site. Open space tracts shall be permanent and shall be dedicated to a
543 homeowner's association or other suitable organization, as determined by the director,
544 and meet the requirements in K.C.C. 21A.14.040. On-site sensitive area and buffers,
545 wildlife habitat networks, required habitat and buffers for protected species and
546 designated urban separators shall be placed within the open space tract to the extent
547 possible. Passive recreation (with no development of recreational facilities) and natural-
548 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

549 18. See K.C.C. 21A.12.085.

550 19. All subdivisions and short subdivisions in R-1 and RA zones within the
551 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
552 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
553 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East
554 Sammamish Community Planning Area that drains to Patterson Creek shall have a
555 maximum impervious surface area of eight percent of the gross acreage of the plat.
556 Distribution of the allowable impervious area among the platted lots shall be recorded on
557 the face of the plat. Impervious surface of roads need not be counted towards the
558 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the
559 more restrictive shall be required.

560 20. This density may only be achieved on RA 2.5 and RA 5 zoned parcels
561 receiving density from rural forest focus areas through the transfer of density credit pilot
562 program outlined in K.C.C. chapter 21A.55.

563 21. Base density may be exceeded, if the property is located in a designated
564 rural city urban growth area and each proposed lot contains an occupied legal residence
565 that predates 1959.

566 22. The maximum density is four dwelling units per acre for properties zoned
567 R-4 when located in the Rural Town of Fall City.

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568 23. The minimum density requirement does not apply to properties located
569 within the Rural Town of Fall City.

570


Ordinance 14807 was introduced on 10/6/2003 and passed by the Metropolitan King
County Council on 12/8/2003, by the following vote:

Yes: 11 - Ms. Sullivan, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.
Phillips, Mr. Pelz, Mr. Hammond, Mr. Gossett, Ms. Hague, Ms. Patterson and
Mr. Constantine
No: 0
Excused: 2 - Mr. McKenna and Mr. Irons

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Cynthia Sullivan, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 18 day of December, 2003.


Ron Sims, County Executive

Attachments None

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CLERK
KING COUNTY COUNCIL