



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 15, 2008**

**Ordinance 16333**

**Proposed No.** 2008-0613.1

**Sponsors** Gossett

1 AN ORDINANCE related to making technical corrections  
2 regarding zoning and development regulations for paintball  
3 ranges; and amending Ordinance 10870, Section 331, as  
4 amended, and K.C.C. 21A.08.040.

5  
6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Findings:

8 A. Ordinance 16267, which related to zoning and development regulations,  
9 included an amendment to K.C.C. 21A.08.040 that displayed the incorrect subsection A,  
10 which should have been a table about recreational/cultural land uses. Changes were  
11 made to K.C.C. 21A.08.040.B. in Ordinance 16267 regarding paintball ranges that  
12 required corresponding changes be made to K.C.C. 21A.08.040.A.

13 B. This ordinance corrects the references in K.C.C. 21A.08.040.A. to paintball  
14 ranges.

15 SECTION 2. Ordinance 10870, Section 331, as amended, and K.C.C.  
16 21A.08.040 are each hereby amended to read as follows:

17 A. Recreational/cultural land uses.

Ordinance 16333

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use	Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		U	T	A		V			E	B	E	N	E	N	E	E	T
		L		L		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	P1	P	P	P	P	P	P	P	P13
	Large Active Recreation and Multiuse Park		P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P	P	P	P13
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P16 C16 a	P16	P16 C16 a	P16	P16 C16 a										P16 C16 a
*	Destination Resorts		S		S18	C							C				
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P	P	P	P	P
*	Recreational Vehicle Park		P19	P19	C2 and 18 P19	C2 P19											

**Ordinance 16333**

*	Sports Club (17)				C4, 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	AMUSEMENT/ ENTERTAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P25
783 3	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7 and 18	P7	P7	P7					
799 9 (14)	Amusement and Recreation Services		P21	P21	P8 P21, C15 and 18	P8, P21	P8, P21	P8, P21	P21 P22	P	P	P21	P21
* -	<u>Indoor Paintball Range</u>									<u>P26</u>	<u>P26</u>		<u>P26</u>
* -	<u>Outdoor Paintball Range</u>				<u>C27</u>	<u>C27</u>							
*	Shooting Range		C9		C9 and 18						C10		P10
*	Amusement Arcades									P	P		
799 6	Amusement Park										C		

*	Outdoor Performance Center		S		C12 S18		P20 P20			S		
	CULTURAL:											
823	Library				P11 C	P11 C	P11 C	P11 C	P P	P P	P P	
841	Museum	C2 3	C23		P11 C	P11 C	P11 C	P11 C	P P	P P	P P	P P
842	Arboretum	P	P		P	P	P	P	P	P	P	P
*	Conference Center				P11 C12	P11 C12	P11 C	P11 C	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.										

- 18 B. Development conditions.
- 19 1. The following conditions and limitations shall apply, where appropriate:
- 20 a. No stadiums on sites less than ten acres;
- 21 b. Lighting for structures and fields shall be directed away from residential
- 22 areas;
- 23 c. Structures or service yards shall maintain a minimum distance of fifty feet
- 24 from property lines adjoining residential zones, except for structures in on-site recreation
- 25 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for
- 26 structures in these on-site required recreation areas shall be maintained in accordance
- 27 with K.C.C. 21A.12.030;
- 28 d. Facilities in the A zone shall be limited to trails and trailheads, including
- 29 related accessory uses such as parking and sanitary facilities; and

30 e. Overnight camping is allowed only in an approved campground.

31 2. Recreational vehicle parks are subject to the following conditions and  
32 limitations:

33 a. The maximum length of stay of any vehicle shall not exceed one hundred  
34 eighty days during a three-hundred-sixty-five-day period;

35 b. The minimum distance between recreational vehicle pads shall be no less  
36 than ten feet; and

37 c. Sewage shall be disposed in a system approved by the Seattle-King County  
38 health department.

39 3. Limited to day moorage. The marina shall not create a need for off-site  
40 public services beyond those already available before the date of application.

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

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

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

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

50 5. Limited to day moorage.

51 6.a. Adult entertainment businesses shall be prohibited within three hundred  
52 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare

53 centers, public parks or trails, community centers, public libraries or churches. In  
54 addition, adult entertainment businesses shall not be located closer than three thousand  
55 feet to any other adult entertainment business. These distances shall be measured from  
56 the property line of the parcel or parcels proposed to contain the adult entertainment  
57 business to the property line of the parcels zoned RA, UR or R or that contain the uses  
58 identified in this subsection B.6.a.

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

64           7. Clubhouses, maintenance buildings, equipment storage areas and driving  
65 range tees shall be at least fifty feet from residential property lines. Lighting for practice  
66 greens and driving range ball impact areas shall be directed away from adjoining  
67 residential zones. Applications shall comply with adopted best management practices for  
68 golf course development. Within the RA zone, those facilities shall be permitted only in  
69 the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area,  
70 regionally significant resource areas or locally significant resource areas. Ancillary  
71 facilities associated with a golf course are limited to practice putting greens, maintenance  
72 buildings and other structures housing administrative offices or activities that provide  
73 convenience services to players. These convenience services are limited to a pro shop,  
74 food services and dressing facilities and shall occupy a total of no more than ten thousand  
75 square feet. Furthermore, the residential density that is otherwise permitted by the zone

76 shall not be used on other portions of the site through clustering or on other sites through  
77 the transfer of density provision. This residential density clustering or transfer limitation  
78 shall be reflected in a deed restriction that is recorded at the time applicable permits for  
79 the development of the golf course are issued.

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

81 a. an accessory to golf courses; or

82 b. an accessory to a large active recreation and multiuse park.

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

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

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

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

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

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

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

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

100           11. Only as accessory to a park or in a building listed on the National Register  
101 as an historic site or designated as a King County landmark subject to K.C.C. chapter  
102 21A.32.

103           12. Only as accessory to a nonresidential use established through a discretionary  
104 permit process, if the scale is limited to ensure compatibility with surrounding  
105 neighborhoods. This condition applies to the UR zone only if the property is located  
106 within a designated unincorporated rural town.

107           13. Subject to the following:

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

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

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

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

117           14. Excluding amusement and recreational uses classified elsewhere in this  
118 chapter.

119           15. Limited to golf driving ranges and subject to subsection B.7. of this section.

120           16. Subject to the following conditions:



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

123           b. Only for campgrounds that are part of a proposed or existing county park,  
124 that are subject to review and public meetings through the department of natural  
125 resources and parks.

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

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

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

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

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

135           a. rentals of sports and recreation equipment; and

136           b. a total floor area of seven hundred and fifty square feet.

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

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

140           b. rentals of sports and recreation equipment.

141           23. Limited to natural resource and heritage museums and only allowed in a  
142 farm or forestry structure, including but not limited to barns or sawmills, existing as of  
143 December 31, 2003.

144           24. Use is permitted without a conditional use permit only when in compliance  
145 with all of the following conditions:

146           a. The use is limited to camps for youths or for persons with special needs due  
147 to a disability, as defined by the American With Disabilities Act of 1990, or due to a  
148 medical condition and including training for leaders for those who use the camp;

149           b. Active recreational activities shall not involve the use of motorized vehicles  
150 such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The  
151 prohibition on motorized vehicles does not apply to such vehicles that may be necessary  
152 for operation and maintenance of the facility or to a client-specific vehicle used as a  
153 personal mobility device;

154           c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number  
155 of overnight campers, not including camp personnel, in a new camp shall not exceed:

156                   (a) one hundred and fifty for a camp between twenty and forty acres; or

157                   (b) for a camp greater than forty acres, but less than two hundred and fifty  
158 acres, the number of users allowed by the design capacity of a water system and on-site  
159 sewage disposal system approved by the department of health, Seattle/King County, up to  
160 a maximum of three hundred and fifty; and

161           (2) Existing camps shall be subject to the following:

162                   (a) For a camp established prior to August 11, 2005, with a conditional use  
163 permit and is forty acres or larger, but less than one hundred and sixty acres, the number  
164 of overnight campers, not including camp personnel, may be up to one hundred and fifty  
165 campers over the limit established by subsection B.24.c.(1)(b) of this section.

166 (b) For a camp established prior to August 11, 2005, with a conditional use  
167 permit and is one hundred and sixty acres or larger, but less than two hundred acres, the  
168 number of overnight campers, not including camp personnel, may be up to three hundred  
169 and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.  
170 The camp may terminate operations at its existing site and establish a new camp if the  
171 area of the camp is greater than two hundred and fifty acres and the number of overnight  
172 campers, not including camp personnel, shall not exceed seven hundred.

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

175 e. The camp facilities, such as a medical station, food service hall, and activity  
176 rooms, shall be of a scale to serve overnight camp users;

177 f. The minimum size of parcel for such use shall be twenty acres;

178 g. Except for any permanent caretaker residence, all new structures where  
179 camp users will be housed, fed or assembled shall be no less than fifty feet from  
180 properties not related to the camp;

181 h. In order to reduce the visual impacts of parking areas, sports and activity  
182 fields or new structures where campers will be housed, fed or assembled, the applicant  
183 shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest  
184 property line and such parking area, field, or structures, by retaining existing vegetation  
185 or augmenting as necessary to achieve the required level of screening;

186 i. If the site is adjacent to an arterial roadway, access to the site shall be  
187 directly onto said arterial unless direct access is unsafe due inadequate sight distance or  
188 extreme grade separation between the roadway and the site;

189           j. If direct access to the site is via local access streets, transportation demand  
190 management measures, such as use of carpools, buses or vans to bring in campers, shall  
191 be used to minimize traffic impacts;

192           k. Any lights provided to illuminate any building or recreational area shall be  
193 so arranged as to reflect the light away from any adjacent property; and

194           l. A community meeting shall be convened by the applicant prior to submittal  
195 of an application for permits to establish a camp, or to expand the number of camp users  
196 on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of  
197 the meeting shall be provided at least two weeks in advance to all property owners within  
198 five hundred feet (or at least twenty of the nearest property owners, whichever is greater).  
199 The notice shall at a minimum contain a brief description of the project and the location,  
200 as well as, contact persons and numbers.

201           25. Limited to theaters primarily for live productions located within a Rural  
202 Town designated by the King County Comprehensive Plan.

203           26.a. Only in an enclosed building; and

204           b. A copy of the current liability policy of not less than one million dollars for  
205 bodily injury or death shall be maintained in the department.

206           27. Minimum standards for outdoor paintball recreation fields:

207           a. The minimum site area is twenty-five acres;

208           b. Structures shall be no closer than one hundred feet from any lot line adjacent  
209 to a residential zoned property;

210           c. The area where paintballs are discharged shall be located more than three  
211 hundred feet of any lot line and more than five hundred feet from the lot line of any

212 adjoining residential property. The department may allow for a lesser setback if it  
213 determines through the conditional use permit review that the lesser setback in  
214 combination with other elements of the site design provides adequate protection to  
215 adjoining properties and rights-of-ways;

216 d. A twenty-foot high nylon mesh screen shall be installed around all play areas  
217 and shall be removed at the end of each day when the play area is not being used. The  
218 department may allow for the height of the screen to be lowered to no less than ten feet if  
219 it determines through the conditional use permit review that the lower screen in  
220 combination with other elements of the site design provides adequate protection from  
221 discharged paintballs;

222 e. All parking and spectator areas, structures and play areas shall be screened  
223 from adjoining residential zoned property and public rights of way with Type 1  
224 landscaping at least ten feet wide;

225 f. Any retail sales conducted on the property shall be accessory and incidental  
226 to the permitted activity and conducted only for the participants of the site;

227 g. A plan of operations specifying days and hours of operation, number of  
228 participants and employees, types of equipment to be used by users of the site, safety  
229 procedures, type of compressed air fuel to be used on the site and storage and  
230 maintenance procedures for the compressed air fuel shall be provided for review in  
231 conjunction with the conditional use permit application. All safety procedures shall be  
232 reviewed and approved by department of public safety prior to submittal of the  
233 conditional use permit application. All activities shall be in compliance with National  
234 Paintball League standards;

235 h. The hours of operation shall be limited to Saturdays and Sundays and  
236 statutory holidays from 8:30 a.m. to 8:30 p.m., and further restricted as applicable to  
237 daylight hours;

238 i. No more than one hundred paintball players shall be allowed on the site at  
239 any one time;

240 j. No outdoor lights or amplified sounds shall be permitted;

241 k. The facility shall have direct access to a road designated as a major collector  
242 (or higher) in the Comprehensive Plan unless the department determines through the  
243 conditional use permit review that the type and amount of traffic generated by the facility  
244 is such that it will not cause an undue impact on the neighbors or adversely affect safety  
245 of road usage;

246 l. The facility shall be secured at the close of business each day;

247 m. All equipment and objects used in the paintball activities shall be removed  
248 from the site within ninety days of the discontinuance of the paintball use; and

249 n. A copy of the current liability policy of not less than one million dollars for  
250

251 bodily injury or death shall be submitted with the conditional use permit application and  
252 shall be maintained in the department.

253

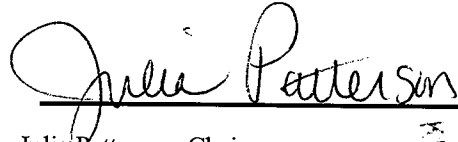
Ordinance 16333 was introduced on 11/10/2008 and passed by the Metropolitan King County Council on 12/15/2008, by the following vote:

Yes: 7 - Ms. Patterson, Mr. Constantine, Ms. Lambert, Mr. von Reichbauer, Mr. Ferguson, Mr. Gossett and Mr. Phillips

No: 0

Excused: 2 - Mr. Dunn and Ms. Hague

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON




Julia Patterson, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 23 day of December, 2008.



Ron Sims, County Executive

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KING COUNTY COUNCIL

Attachments None