



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

May 31, 2007

Ordinance 15816

Proposed No. 2007-0169.2

Sponsors Lambert

1 AN ORDINANCE relating to implementing a
2 recommendation from the 2005 rural economic strategies
3 report; amending Ordinance 10870, Section 332, as amended,
4 and K.C.C. 21A.08.050 and adding a new section to K.C.C.
5 chapter 21A.06.

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

9 21A.08.050 are each hereby amended to read as follows:

10 A. General 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
	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							

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SIC#	SPECIFIC LAND USE	D											
		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C25	C25	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 (I)								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						
0752	Animal specialty services				C P35	C			P	P	P	P	P
*	Kennel or Cattery	P9			C	C				C	P		

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*	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	P12 C 13	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	P16c C	P16c	
*	Vocational School				P13 C31	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P

*	School District Support Facility				P16 C15_and ((C))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.											

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

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

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

33 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
34 21A.08.060.A.

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

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

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

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

44 d. Hours of operation may be restricted to assure compatibility with
45 surrounding development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

76 13. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
77 21A.32.

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

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

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

95 b. Renovation, expansion, modernization or reconstruction of a school, a
96 school facility, or the addition of relocatable facilities, is permitted but shall not require
97 or result in an expansion of sewer service outside the urban growth area, unless a finding

98 is made that no cost-effective alternative technologies are feasible, in which case a
99 tightline sewer sized only to meet the needs of the public school, as defined in RCW
100 28A.150.010, or the school facility may be used.

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

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

103 18. Limited to resource management education programs.

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

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

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

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

109 20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

157 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
158 21A.32 or as a joint use of an existing public school facility.

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

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

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

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

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

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

172 33. Accessory to agricultural or forestry uses provided:

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

175 b. the lot is at least five acres.

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

179 34. Subject to the following:

180 a. the lot is at least five acres.

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

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

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

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

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

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

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

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

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

199 36. Limited to kennel-free dog boarding and daycare facilities, and:

200 a. the property shall be at least five acres;

201 b. buildings housing dogs shall be no less than seventy-five feet from property
202 lines;

203 c. outdoor exercise areas shall be located no less than thirty feet from property
204 lines and shall be fenced in a manner sufficient to contain the dogs;

205 d. the number of dogs allowed shall be limited to twenty-five, consistent with
206 the provisions for hobby kennels as outline in K.C.C. 11.04.060.B;

207 e. training and grooming are ancillary services which may be provided only to
208 dogs staying at the facility;

209 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
210 and no later than 7 p.m.; and

211 g . no new facility shall be permitted to be established after one year from the
212 effective date of this ordinance.

213 SECTION 2. Pursuant to K.C.C. 20.44.080, the metropolitan King County
214 council finds that the requirements for environmental analysis, protections and mitigation
215 measures in the chapter of K.C.C. Title 21A amended by this ordinance provide adequate
216 analysis of and mitigation for the specific adverse environmental impacts to which the
217 requirements apply.

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

220 Kennel-free dog boarding and daycare: Dog boarding or daycare facility that
221 utilizes rooms or outdoor exercise area, rather than cages or cement floored runs, to allow
222 for and encourage the socialization, interaction and exercise of dogs.

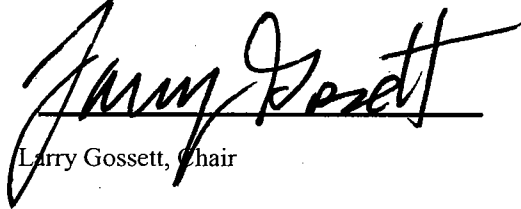
223 SECTION 4. If any provision of this ordinance or its application to any person or

224 circumstance is held invalid, the remainder of the ordinance or the application of the
225 provision to other persons or circumstances is not affected.
226

Ordinance 15816 was introduced on 3/12/2007 and passed as amended by the Metropolitan King County Council on 5/29/2007, by the following vote:

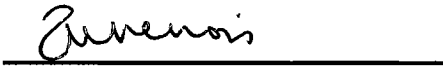
Yes: 7 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr. Ferguson, Mr. Phillips and Mr. Constantine
No: 0
Excused: 2 - Mr. Dunn and Ms. Hague

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



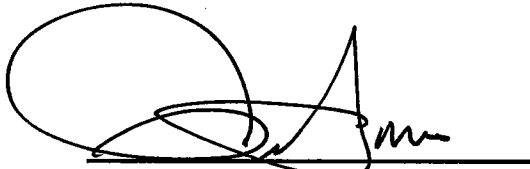
Larry Gossett, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 7 day of June, 2007.



Ron Sims, County Executive

Attachments None

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KING COUNTY COUNCIL CLERK