



Legislation Details (With Text)

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Title: AN ORDINANCE related to zoning, clarifying standards that govern a golf course facility within the Rural zone; and amending Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040.

Sponsors: David W. Irons

Indexes: Zoning

Code sections: 21A.08.040 -

Attachments: 1. Staff Report 10-01-02, 2. Staff Report 2-04-03

Date	Ver.	Action By	Action	Result
2/4/2003	1	Growth Management and Unincorporated Areas Committee	Deferred	
1/27/2003	1	Metropolitan King County Council	Reintroduced	
9/3/2002	1	Metropolitan King County Council	Introduced and Referred	

Clerk 08/29/2002

AN ORDINANCE related to zoning, clarifying standards that govern a golf course facility within the Rural zone; and amending Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040 are each hereby amended to read as follows:

Recreational/cultural land uses.

A. Recreational/cultural land uses.

KEY
P-Permitted Use
C-Conditional Use
S-Special U

RE	RESID	CON
P	M	U
C	I	E
Z	F	N

O B E A E A I M N I I
 N S R L I F N E I U N S
 E T A V E I N E T
 L E N Q I S I
 T I T S I
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SIC#	SPECIFIC LAND USE	A	I	R	U	R	M	C	R	B	O	I
	PARK/RECREATION:											
*	Park	P	P	P	P	P	P	P	P	P	P	P13
*	Trails	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds					P	P					P16 C16a
*	Destination Resorts					S	C					
*	Marina					C	C	C	C	M	P	P
*	Recreational Vehicle Park					C	C					
*	Sports club (17)					C	C	C	C	M	P	
*	Ski Area					S						
	AMUSEMENT/ENTERTAINMENT:											
*	Adult Entertainment Business									FP6	P	6
*	Theater									FP	P	
7833	Theater, Drive-in									C		
793	Bowling center									FP		P
*	Golf facility					C	P	P	P			
7999	Amusement and recreation Services					P	P	P	P	FP		
*	Shooting range					C				C10		P10
*	Amusement arcades									FP		
7996	Amusement park									C		
*	Outdoor performance center					C				S		
	CULTURAL:											
823	Library					P	P	P	P	FP	P	
841	Museum					P	P	P	P	FP	P	P
842	Arboretum	P		P	P	P	P	P	P	FP	P	
*	Conference Center					P	P	P	P	P	P	

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; De

B. Development conditions.

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

- a. No stadiums on sites less than ten acres;
- b. Lighting for structures and fields shall be directed away from residential areas;
- c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines

adjoining residential zones, except for structures in on-site recreation areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;

d. Facilities in the RA-10, RA-20, F, A or M zones, or in a designated rural forest focus area, shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and

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

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

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

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

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

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

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

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

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

- c. Use is limited to residents of a specified residential development or to sports clubs providing

supervised instructional or athletic programs.

5. Limited to day moorage.

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

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

7.a. Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least fifty feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development.

b. In addition to the provisions of subsection B.7.a of this section, golf course facilities w~~((W))~~ithin the RA zone ~~((, those facilities shall be permitted only in the RA-5 and RA-2.5 zones.))~~ are subject to the following:

1) Golf course facilities shall ~~((N))~~not be permitted in designated rural forest focus area, regionally significant resource areas or locally significant resource areas~~((:))~~;

2) ~~((Ancillary facilities))~~ Accessory use structures associated with a golf course facility shall be located only in the RA-5 and RA-2.5 zones and are limited to ~~((practice putting greens,))~~ maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players~~((:))~~;

(3) ~~((These e))~~ Convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than ten thousand square feet~~((-)); and~~

(4) ~~((Furthermore, t))~~ The residential density that is otherwise permitted by the zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued.

8. Limited to a golf driving range as an accessory to golf courses.

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

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

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

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

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

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

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

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

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

12. Only as accessory to a nonresidential use established through a discretionary permit process, if the

scale is limited to ensure compatibility with surrounding neighborhoods. This condition applies to the UR zone only if the property is located within a designated unincorporated Rural Town.

13. Subject to the following:

- a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding;
- b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted;
- c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and
- d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.

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

15. Limited to golf driving ranges and subject to K.C.C. 21A.08.040B.7.

16. Subject to the following conditions:

- a. The length of stay per party in campgrounds shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; and
- b. Only for campgrounds that are part of a proposed or existing county park, which are subject to review and public hearings through the department of parks and recreation's master plan process under K.C.C. 2.16.050.

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

18. Subject to review and approval of conditions to comply with trail corridor

provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian community designated by the Comprehensive Plan.

Official paper 30 days prior

Post: outside chambers