

November 23, 1994

Introduced BY: ~~CHRISTOPHER VANCE~~

Proposed No. 94 - 780

ORDINANCE NO. **11621**

AN ORDINANCE relating to zoning adopting and amending Title 21A of the King County Code to be consistent with and implement the comprehensive plan as required by the Washington State Growth Management Act; amending Ordinance 10870 sections 2 through 4, and K.C.C. 21A.01.020 through K.C.C. 21A.01.040; section 5, and K.C.C. 21A.01.070; section 14, and K.C.C. 21A.02.040; section 17, and K.C.C. 21A.02.070; section 22, and K.C.C. 21A.04.010; sections 27 through 32, and K.C.C. 21A.04.060 through 21A.04.110; section 34, and K.C.C. 21A.04.130; sections 36 through 37, and K.C.C. 21A.04.150 through 21A.04.160; section 44, and K.C.C. 21A.06.020; section 130, and K.C.C. 21A.06.450; section 135, and K.C.C. 21A.06.475; section 158, and K.C.C. 21A.06.590; section 322, and K.C.C. 21A.06.1410; section 323, and K.C.C. 21A.06.1415; sections 331 through 333, and K.C.C. 21A.08.040 through 21A.08.060; sections 335 through 337, and K.C.C. 21A.08.080 through 21A.08.100; sections 340 through 341, and K.C.C. 21A.12.030 through 21A.12.040; section 345, and K.C.C. 21A.12.080; section 359, and K.C.C. 21A.12.220; section 361, and K.C.C. 21A.14.010; section 364, and K.C.C. 21A.14.040; section 378, and K.C.C. 21A.14.180; section 382, and K.C.C. 21A.14.220; section 384, and K.C.C. 21A.14.240; sections 388 through 390, and K.C.C. 21A.16.030 through 21A.16.050; sections 394 through 395, and K.C.C. 21A.16.090 through 21A.16.100; section 406, and K.C.C. 21A.18.020; section 408, and 21A.18.040; section 410, and K.C.C. 21A.18.060; sections 412 through 415, and K.C.C. 21A.18.080 through 21A.18.110; section 432, and K.C.C. 21A.20.120; sections 444 through 445, and K.C.C. 21A.22.060 through 21A.22.070; section 448, and K.C.C. 21A.24.010; section 452, and K.C.C. 21A.24.050; section 454, and K.C.C. 21A.24.070; section 455, and K.C.C. 21A.24.080; section 471, and K.C.C. 21A.24.240; section 478, and K.C.C. 21A.24.310; section 480, and K.C.C. 21A.24.330; section 481, and K.C.C. 21A.24.340; section 484, and K.C.C. 21A.24.370; sections 493 through 494, and K.C.C. 21A.26.040 through 21A.26.050; sections 512 through 513, and K.C.C. 21A.28.020 through 21A.28.030; section 516, and K.C.C. 21A.28.060; sections 524 through 525, and K.C.C. 21A.28.140 through 21A.28.150; section 536, and K.C.C. 21A.30.080; section 544, and K.C.C. 21A.32.070; section 557, and K.C.C. 21A.32.200; section 571, and K.C.C. 21A.36.040; sections 576 through 577, and K.C.C. 21A.38.030 through 21A.38.040; section 579, and K.C.C. 21A.38.060; section 583, and K.C.C. 21A.39.020; section 586, and K.C.C. 21A.39.050; section 598, and K.C.C. 21A.40.035; section 604, and K.C.C. 21A.40.090; section 612, and K.C.C. 21A.42.040; section 618, and K.C.C. 21A.42.100; sections 624 through 625, and K.C.C. 21A.44.030 through 21A.44.040; adding new

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1 sections to K.C.C. 21A.06, 21A.14, 21A.24,
2 21A.28, and 21A.38; adding new chapters to
3 K.C.C. 21A; repealing section 634(part), and
4 K.C.C. 21A.01.060 and K.C.C. 21A.01.110;
5 sections 517 through 521, and K.C.C.
6 21A.28.070 through 21A.28.110; and section
7 527, and K.C.C. 21A.28.170.

8
9 PREAMBLE:

10
11 For the purpose of effective land use planning and
12 regulation, the King County Council makes the
13 following legislative findings:

- 14
15 1. King County has adopted the 1994 King County
16 Comprehensive Plan, to meet the requirements of the
17 Washington State Growth Management Act (GMA).
18
19 2. The GMA requires that King County adopt
20 development regulations, which include zoning, to be
21 consistent with and implement the Comprehensive Plan
22 by December 31, 1994.
23
24 3. The changes to the King County Zoning Code (Title
25 21A of the King County Code) contained in this
26 Ordinance are needed to bring Title 21A into
27 conformance with the 1994 King County Comprehensive
28 Plan, as required by the GMA. As such they bear a
29 substantial relationship to, and are necessary for,
30 the public health, safety and general welfare of King
31 County and its residents.
32

33 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

34
35 SECTION 1. Ordinance 10870, Section 2, and K.C.C. 21A.01.020
36 are hereby amended to read as follows:

37 Zoning code adopted. Under the provisions of Article XI,
38 Section 11 of the Washington State Constitution and Article 2,
39 Section 220.20 of the King County Charter, the zoning code attached
40 to this ordinance, which is referred to hereinafter as the 1993
41 Zoning Code, is adopted and declared to be the zoning code for King
42 County until amended, repealed or superseded, subject to the
43 provisions of (~~Section 3~~) K.C.C. 21A.01.030. This code also is
44 hereby enacted to be consistent with and implement the
45 comprehensive plan in accordance with RCW 36.70A. This code shall
46 be compiled in Title 21A.

47 SECTION 2. Ordinance 10870, Section 3, and K.C.C. 21A.01.030
48 are hereby amended to read as follows:

49 Application of the 1993 Zoning Code.

50 A. Except as provided in subsection C below, ((F)) the 1993
51 Zoning Code shall apply to a specific property when, after the
52 effective date of this ordinance, the zoning map with respect to
53 such property is amended pursuant to:

- 54 1. an individual quasi-judicial zone reclassification;
55 2. countywide zoning conversion process set out in Section 5;

56 or

57 3. community planning area zoning proposals accompanying plan
58 updates or amendment studies.

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1 B. Any reclassification requests or proposals for application
2 of area or countywide zoning initiated after the effective date of
3 this ordinance shall use the new zone classifications adopted in
4 the 1993 Zoning Code.

5 C. The provisions of King County Code Chapter 21A.24, together
6 with the relevant provisions of Chapters 21A.06 and 21A.12, shall
7 apply to all properties as of the effective date of this Ordinance.

8 SECTION 3. Ordinance 10870, Section 4, and K.C.C. 21A.01.040
9 are hereby amended to read as follows:

10 Transition to new code.

11 A. During the time that a zoning map or parts thereof are being
12 developed and adopted pursuant to this section, Resolution No.
13 25789 as amended shall remain in full force and effect with regard
14 to a specific piece of property until such time as a zoning map or
15 parts thereof applying the zone designations established in the
16 1993 Zoning Code to the property in question are adopted.

17 B. Upon the adoption of a zoning map or parts thereof pursuant
18 to the 1993 Zoning Code, Resolution 25789 and all other zoning
19 resolutions, amendments and zoning maps adopted pursuant thereto
20 are deemed to be no longer in effect for the subject property,
21 except as specified in K.C.C. 21A.01.060(F)&(G), and with the
22 exception listed in part C of this section; provided, however, that
23 the repeal shall be limited to the area within the boundaries of
24 the map or parts thereof adopted pursuant to this title, and
25 provided further that project approval conditions applied through
26 administrative or quasi-judicial development review processes under
27 Resolution 25789 shall continue in effect.

28 C. Properties with active permit application(s) submitted prior
29 to October 1, 1994, being reviewed for compliance with Resolution
30 No. 25789 as amended shall continue to have Resolution 25789 remain
31 in full force and effect with regard to the specific piece of
32 property until the expiration of the following types of permits:
33 conditional use permit, planned unit development (PUD), building
34 site plan, right-of-way use permit, commercial site development
35 permit, unclassified use permit, or public agency utility
36 exception. A variance application submitted prior to the effective
37 date of this ordinance, shall be reviewed against the regulations
38 in effect at the time of complete application. If an approval is
39 granted to vary a standard of Resolution No. 25789 as amended, the
40 approval to vary that standard shall remain in effect for
41 subsequent permits until the expiration of the variance as stated
42 in the decision even after the effective date of this ordinance.
43 All other standards shall be consistent with the code in effect at
44 the time of the subsequent permit applications.

45 SECTION 4. Ordinance 10870, Section 634(part), and K.C.C.
46 21A.01.060 are hereby repealed.

47 SECTION 5. Ordinance 10870, Section 5, and K.C.C. 21A.01.070
48 are hereby amended to read as follows:

1 A. The council directs the department to prepare proposed new
2 zoning maps applying the 1993 King County Zoning Code and transmit
3 within ten months of the effective date of this ordinance for
4 council review and adoption.

5 B. The department shall use the table set forth in subsection C
6 and the guidelines of this section in preparing an ordinance or
7 ordinances to convert each area zoning document to the 1993 Zoning
8 Code, with modifications appropriate to be consistent with the
9 comprehensive plan land use map and policies, so as to ((continue
10 implementation of adopted community plans)) implement the
11 comprehensive plan and convert old outright and potential zone
12 designations to new ones in a consistent manner. The provisions of
13 this section also shall apply to conversion of the resource lands
14 area zoning adopted pursuant to K.C.C. 20.12.390.

15 C. Conversion table. The following conversion table and
16 criteria contained therein shall be used by the department in
17 converting the zoning maps adopted pursuant to Resolution 25789 to
18 the 1993 Zoning Code:
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RESOLUTION 25789 ZONING MAP SYMBOLS	1993 ZONING CODE MAP SYMBOLS	ADDITIONAL CRITERIA
F	F	<u>In Forest Production or Rural Areas</u>
FR	F or RA	Use zone most consistent with the comprehensive plan
A, A-10 A-35	A-10 A-35 or A-60	<u>In Agricultural or Rural Areas</u> Use zone most consistent with the comprehensive plan
Q-M	M	<u>Designated Mining Sites</u>
AR-2.5 AR-5 AR-10	RA-2.5 RA-5 RA-10 or RA-20	<u>In Rural Areas</u> Use zone most consistent with the comprehensive plan
GR-5, GR-2.5, G-5	UR RA	Only in designated urban areas In areas not designated urban
G	R-1 RA	Only in designated urban areas In areas not designated urban
SE, S-C	R-1	<u>Only in designated urban areas or Rural Towns</u>
SR/RS15000, SR/RS 9600	R-4	<u>Only in designated urban areas or Rural Towns</u>
SR7200, RS7200	R-6	<u>Only in designated urban areas or Rural Towns</u>
SR5000, RS5000	R-8	<u>Only in designated urban areas or Rural Towns</u>
RMHP	R-4 through R-48	Use zone closest to zoning on adjacent property or midrange if adjacent zones vary
RD3600, RT3600	R-12	
RM2400, RT2400	R-18	
RT, RM1800, RT1800	R-24	
RM900	O or R-48	Apply zoning closest to ((community)) <u>comprehensive plan</u> land use designations
RM 900 P	O or R-48	According to P-suffix limitations allowing only office or residential uses
B-N, BR-N B-C, BR-C C-G	NB or RB CB or RB RB	For all business zones, use zone most consistent with the comprehensive plan ((and community plan)) designation and actual scale of business area
M-L, M-P, M-H	I	

1 D. Unclassified Use Permit Mining Operations. In addition to
2 the conversions set out in the table in subsection C, all sites
3 legally operating pursuant to an unclassified use permit for mining
4 operations shall be zoned M (Mineral).

5 E. Resolution of map conflicts. In cases of ambiguity or
6 conflict between a community or comprehensive plan map designation
7 and the zone classification applied under the old code, the
8 department shall use the following guidelines and procedures in
9 recommending new zones:

10 1. As a general rule, the outright or potential zoning
11 designation applied shall be that which is (~~most likely to have~~
12 ~~been applied to implement the community plan if the 1993 zoning~~
13 ~~code designations had been available~~) consistent with the 1994
14 King County Comprehensive Plan; adopted community plans, where they
15 do not conflict, may be used to provide additional guidance;

16 2. If the application of the guidelines in this subsection
17 leads the department to propose applying ((a)) an outright or
18 potential zone classification from the 1993 Zoning Code that is not
19 functionally equivalent to a classification from the old code as
20 defined in the table in subsection C, the department shall notify
21 the owner of the property proposed for reclassification no later
22 than the council introduction date of the ordinance amending said
23 property, and the property owner may request a change in the area
24 zoning in a manner consistent with the procedures used for council
25 review of a community plan and area zoning.

26 F. Area-wide P-suffix development conditions. The department
27 shall review all area-wide P-suffix conditions applied through
28 zoning adopted pursuant to Resolution 25789, and recommend
29 legislation removing all such conditions which conflict with the
30 comprehensive plan or have been replaced adequately by standards
31 adopted in the 1993 zoning code ((from the area zoning documents)).
32 If P-suffix conditions implement policies in the comprehensive
33 plan, then regulations shall be developed by the end of 1995 and
34 the P-suffix conditions shall be removed. Any ((such)) P-suffix
35 conditions which ((establish standards that)) implement policies in
36 community plans which are not in conflict with the comprehensive
37 plan but are not adequately addressed by this code ((shall be
38 recommended to be included directly in the 1993 zoning code)) shall
39 be carried forward intact until they are evaluated for replacement
40 by general code revisions in 1995.

41 G. Site-specific development conditions. Approval conditions
42 for previous zone reclassifications, planned unit developments,
43 unclassified permits, and P-suffix conditions applied to individual
44 properties in land use actions pursuant to Resolution 25789, should
45 be recommended for retention wherever they address conditions
46 unique to a particular property and not addressed by the standards
47 in the ((1993)) Zoning Code.

1 H. For area zoning documents being converted to the 1993 Zoning
 2 Code without amendments to their respective community plan maps and
 3 policies, only requests for zone changes which meet one of the
 4 following criteria shall be considered during either the department
 5 or council review process:

6 1. as provided in subsection E;

7 2. when an applicant can demonstrate that the department's
 8 proposal incorrectly implements an adopted ((community))
 9 comprehensive plan map designation or policy in converting existing
 10 zoning to a new zone classification; or

11 3. the site is the subject of an application for a Master
 12 Planned Development or Urban Planned Development, and conversion to
 13 the 1993 Zoning Code is requested as part of such application.
 14 Rezoning of such sites (~~shall conform as closely as possible to~~
 15 ~~the table set out in subsection C~~) during the conversion, area
 16 zoning otherwise shall be to Urban Reserve with the urban planned
 17 development overlay district as provided in Chapter 21A.38.

18 I. Requests which do not meet one of the criteria of subsection
 19 H shall be treated as quasi-judicial reclassification requests
 20 which must be formally applied for according to the process
 21 provided for such requests and shall be subject to the criteria in
 22 K.C.C. 20.24.190.

23 J: Requests for quasi-judicial reclassification that are
 24 consistent with the conversion table illustrated in subsection C
 25 and requests for quasi-judicial reclassification to the M zone,
 26 shall not be subject to the criteria in K.C.C. 20.24.190.

27 K. Bear Creek MPD's. The following transition provisions shall
 28 apply to the Master Plan Development applications in the Bear Creek
 29 Community Plan (BCCP).

30 1. An applicant may either continue to utilize the procedural
 31 provisions of the BCCP or may utilize the procedural provisions of
 32 K.C.C. 21A.39.

33 2. If an applicant utilizes the procedural provisions of
 34 K.C.C. 21A.39, the Pre-Development Applications previously
 35 submitted for the Blakely Ridge MPD and the Northridge MPD are
 36 deemed the equivalent of and accepted as complete applications for
 37 "UPD Permits" under Chapter 21A.39 of the 1993 zoning code.

38 3. The substantive provisions of the BCCP Area Zoning MPD P-
 39 Suffix conditions and conditions precedent to rezoning set forth in
 40 Section 1C of the BCCP Area Zoning (page 140) shall remain in
 41 effect for purposes of considering the UPD applications, under
 42 either the BCCP or K.C.C. 21A.39.

43 4. The applicants may elect either one base zone pursuant to
 44 K.C.C. 21A.39, or multiple zones pursuant to the Bear Creek
 45 Community Plan, applying the equivalent zone and potential zone
 46 designations of the 1993 zoning code. (~~The zoning and potential~~
 47 ~~zoning adopted in the BCCP shall remain in effect until rezones~~
 48 ~~applying the 1993 zoning code designations are approved.~~)

1 5. The Novelty Hill Master Plan sites and urban designation
2 adopted and delineated in the Bear Creek Community Plan and Bear
3 Creek Area zoning shall be considered "UPD Special District
4 Overlays" and "UPD boundary delineations" for purposes of applying
5 K.C.C. 21A.38.020, .070(B)(1), (2) and K.C.C. 21A.39.020.

6 SECTION 6. Ordinance 10870, Section 634(part), and K.C.C.
7 21A.01.110 are hereby repealed.

8 SECTION 7. Ordinance 10870, Section 17, and K.C.C. 21A.02.070
9 are hereby amended to read as follows:

10 Interpretation: Standard industrial classification.

11 A. All references to the Standard Industrial Classification
12 (SIC) are to the titles and descriptions found in the Standard
13 Industrial Classification Manual, 1987 edition, prepared by United
14 States Office of Management and Budget which is hereby adopted by
15 reference. The (SIC) is used, with modifications to suit the
16 purposes of this title, to list and define land uses authorized to
17 be located in the various zones consistent with the comprehensive
18 plan land use map.

19 B. The SIC categorizes each land use under a general two-digit
20 major group number, or under a more specific three- or four-digit
21 industry group or industry number. A use shown on a land use table
22 with a two-digit number includes all uses listed in the SIC for
23 that major group. A use shown with a three-digit or four-digit
24 number includes only the uses listed in the SIC for that industry
25 group or industry.

26 C. An asterisk (*) in the SIC number column of a land use table
27 means that the SIC definition for the specific land use identified
28 has been modified by this title. The definition may include one
29 or more SIC subclassification numbers, or may define the use
30 without reference to the SIC.

31 D. The Director shall determine whether a proposed land use not
32 specifically listed in a land use table or specifically included
33 within a SIC classification is allowed in a zone. The director's
34 determination shall be based on whether or not permitting the
35 proposed use in a particular zone is consistent with the purposes
36 of this title and the zone's purpose as set forth in K.C.C. 21A.04,
37 by considering the following factors:

38 1. The physical characteristics of the use and its supporting
39 structures, including but not limited to scale, traffic and other
40 impacts, and hours of operation;

41 2. Whether or not the use complements or is compatible with
42 other uses permitted in the zone; and

43 3. The SIC classification, if any, assigned to the business
44 or other entity that will carry on the primary activities of the
45 proposed use.

46 SECTION 8. Ordinance 10870, Section 14, and K.C.C. 21A.02.040
47 are hereby amended to read as follows:

48 Conformity with this title required.

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1 A. No use or structure shall be established, substituted,
2 expanded, constructed, altered, moved, maintained, or otherwise
3 changed except in conformance with this title.

4 B. Creation of or changes to lot lines shall conform with the
5 use provisions, dimensional and other standards, and procedures of
6 this title and Title 19, Subdivisions.

7 C. All land uses and development authorized by this title shall
8 comply with all other regulations and or requirements of this title
9 as well as any other applicable local, state or federal law . Where
10 a difference exists between this title and other county
11 regulations, the more restrictive requirements shall apply.

12 D. Where more than one part of this title applies to the same
13 aspect of a proposed use or development, the more restrictive
14 requirement shall apply.

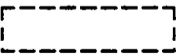
15 E. Temporary uses or activities, conducted during an emergency
16 event, or training exercises conducted at emergency sites,
17 designated pursuant to an emergency management plan, shall not be
18 subject to the provisions of this title.

19 SECTION 9. Ordinance 10870, Section 22, and K.C.C. 21A.04.010
20 are hereby amended to read as follows:

21 Zones and map designations established. In order to accomplish
22 the purposes of this title the following zoning designations and
23 zoning map symbols are established:
24

ZONING DESIGNATIONS

MAP SYMBOL

27 Agricultural	A (10(or)), 35 <u>or</u> 60 acre minimum lot size)
28 Forest	F
29 Mineral	M
30 Rural Area	RA (2.5-acre, 5-acre(or)), 10-acre <u>or</u> 20-acre minimum lot size)
34 Urban Reserve	UR
35 Residential	R (base density in dwellings per acre)
37 Neighborhood Business	NB
38 Community Business	B
39 Regional Business	RB
40 Office	O
41 Industrial	I
42 Regional Use	Case file number following zone's map symbol
44 Property-specific development standards	-P(suffix to zone's map symbol)
46 Special District Overlay	-SO(suffix to zone's map symbol)
47 Potential Zone	 (dashed box surrounding zone's map symbol)
51 Interim Zone	* (asterisk adjacent to zone's map symbol)

1 SECTION 10. Ordinance 10870, Section 27, and K.C.C. 21A.04.060

2 are hereby amended to read as follows:

3 Rural area zone.

4 A. The purpose of the rural zone (RA) is to provide for an
5 area-wide long-term rural character and to minimize land use
6 conflicts with nearby agricultural, forest or mineral extraction
7 production districts. These purposes are accomplished by:

8 1. Limiting residential densities and permitted uses to those
9 that are compatible with rural character and nearby resource
10 production districts and are able to be adequately supported by
11 rural service levels;

12 2. Allowing small scale farming and forestry activities and
13 tourism and recreation uses which can be supported by rural service
14 levels and which are compatible with rural character; and

15 3. Increasing required setbacks to minimize conflicts with
16 adjacent agriculture, forest or mineral zones.

17 B. Use of this zone is appropriate in rural areas designated by
18 the Comprehensive Plan as follows:

19 1. RA-2.5 in rural areas where predominant densities already
20 exceed one dwelling per five acres and the soils can support on-
21 site sewage disposal without damage to water resources;

22 2. RA-5 in rural areas without established subdivision
23 patterns and predominantly environmentally unconstrained
24 lands; (~~and~~)

25 3. RA-10 in rural areas next to designated resource
26 production areas where additional buffering is required, or where
27 area-wide environmental features constrain development. RA-10 is
28 also applied to Rural Farm Districts designated by the King County
29 Comprehensive Plan; and

30 4. RA-20 in Rural Forest Districts designated by the King
31 County Comprehensive Plan.

32 SECTION 11. Ordinance 10870, Section 28, and K.C.C. 21A.04.070

33 are hereby amended to read as follows:

34 Urban reserve zone.

35 A. The purposes of the urban reserve zone (UR) (~~is~~) are to
36 phase growth and demand for urban services, and to reserve large
37 tracts of land for possible future growth in portions of King
38 County designated by the Comprehensive Plan for future urban growth
39 while allowing reasonable interim uses of property; or to reflect
40 designation by the comprehensive plan of a property or area as part
41 of the urban growth area when a detailed plan for urban uses and
42 densities has not been completed; or when the area has been
43 designated as a site for a potential urban planned development, as
44 provided in K.C.C. 21A.38.070. These purposes are accomplished by:

45 1. Allowing for rural, agricultural and other low-intensity
46 uses;

1 2. Allowing for limited residential growth, either contiguous
2 to existing urban public facilities, or at a density supportable by
3 existing rural public service levels; and

4 3. Requiring clustered residential developments where
5 feasible, to prevent establishment of uses and lot patterns which
6 may foreclose future alternatives and impede efficient later
7 development at urban densities.

8 B. Use of this zone is appropriate in urban areas or in rural
9 (~~(activity center)~~) city expansion areas designated by the
10 Comprehensive Plan (~~(or community plans)~~), when such areas do not
11 have adequate public facilities and services or are not yet needed
12 to accommodate planned growth, do not yet have detailed land use
13 plans for urban uses and densities, or are designated as sites for
14 a potential urban planned development.

15 SECTION 12. Ordinance 10870, Section 29, and K.C.C. 21A.04.080
16 are hereby amended to read as follows:

17 Residential zone.

18 A. The purpose of the urban residential zone (R) is to imple-
19 ment Comprehensive Plan goals and policies for housing quality,
20 diversity and affordability, and to efficiently use residential
21 land, public services and energy. These purposes are accomplished
22 by:

23 1. Providing, in the R-1 through R-8 zones, for a mix of
24 predominantly single detached dwelling units and other development
25 types, with a variety of densities and sizes in locations
26 appropriate for urban densities;

27 2. Providing, in the R-12 through R-48 zones, for a mix of
28 predominantly apartment and townhouse dwelling units and other
29 development types, with a variety of densities and sizes in
30 locations appropriate for urban densities;

31 3. Allowing only those accessory and complementary
32 nonresidential uses that are compatible with residential
33 communities; and

34 4. Establishing density designations to facilitate advanced
35 area-wide planning for public facilities and services, and to
36 protect environmentally sensitive sites from overdevelopment.

37 B. Use of this zone is appropriate in urban areas, activity
38 centers, or rural (~~(activity centers)~~) towns designated by the
39 Comprehensive Plan or community plans as follows:

40 1. The R-1 zone on or adjacent to lands with area-wide
41 environmental constraints where development is required to cluster
42 away from sensitive areas, or in well-established subdivisions of
43 the same density, which are served at the time of development by
44 public or private facilities and services adequate to support
45 planned densities;

46 2. The R-4 through R-8 zones on urban lands that are
47 predominantly environmentally unconstrained and are served at the

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1 time of development, by adequate public sewers, water supply, roads
2 and other needed public facilities and services; and

3 3. The R-12 through R-48 zones in urban areas, urban or
4 community activity centers, urban neighborhood centers, or rural
5 (~~activity centers~~) towns, that are served at the time of
6 development by adequate public sewers, water supply, roads and
7 other needed public facilities and services.

8 SECTION 13. Ordinance 10870, Section 30, and K.C.C. 21A.04.090
9 are hereby amended to read as follows:

10 Neighborhood business zone.

11 A. The purpose of the neighborhood business zone (NB) is to
12 provide convenient daily retail and personal services for a limited
13 service area and to minimize impacts of commercial activities on
14 nearby properties. These purposes are accomplished by:

15 1. Limiting nonresidential uses to those retail or personal
16 services which can serve the everyday needs of a surrounding urban
17 or rural residential area;

18 2. Allowing for mixed use (housing and retail/service)
19 developments; and

20 3. Excluding industrial and community/regional business-
21 scaled uses.

22 B. Use of this zone is appropriate in urban neighborhood
23 business centers, rural (~~activity~~) towns, or rural neighborhood
24 centers designated by (~~community~~) the comprehensive plan(~~s~~), on
25 sites which are served at the time of development by adequate
26 public sewers when located in urban areas or adequate on-site
27 sewage disposal when located in rural areas, water supply, roads
28 and other needed public facilities and services.

29 SECTION 14. Ordinance 10870, Section 31, and K.C.C. 21A.04.100
30 are hereby amended to read as follows:

31 Community business zone.

32 A. The purpose of the community business zone (CB) is to
33 provide convenience and comparison retail and personal services for
34 local service areas which exceed the daily convenience needs of
35 adjacent neighborhoods but which cannot be served conveniently by
36 larger activity centers, and to provide retail and personal
37 services in locations within activity centers that are not
38 appropriate for extensive outdoor storage or auto related and
39 industrial uses. These purposes are accomplished by:

40 1. Providing for limited small-scale offices as well as a
41 wider range of the retail, professional, governmental and personal
42 services than are found in neighborhood business areas;

43 2. Allowing for mixed use (housing and retail/service)
44 developments; and

45 3. Excluding commercial uses with extensive outdoor storage
46 or auto related and industrial uses.

47 B. Use of this zone is appropriate in urban and community
48 centers or rural (~~activity centers~~) towns that are designated by

1 the Comprehensive Plan and community plans and that are served at
2 the time of development by adequate public sewers, water supply,
3 roads and other needed public facilities and services.

4 SECTION 15. Ordinance 10870, Section 32, and K.C.C. 21A.04.110
5 are hereby amended to read as follows:

6 Regional business zone.

7 A. The purpose of the regional business zone (RB) is to provide
8 for the broadest mix of comparison retail, wholesale, service and
9 recreation/cultural uses with compatible storage and fabrication
10 uses, serving regional market areas and offering significant
11 employment opportunities. These purposes are accomplished by:

12 1. Encouraging compact development that is supportive of
13 transit and pedestrian travel, through higher nonresidential
14 building heights and floor area ratios than those found in
15 community centers;

16 2. Allowing for outdoor sales and storage, regional shopping
17 areas and limited fabrication uses; and

18 3. Concentrating large scale commercial and office uses to
19 facilitate the efficient provision of public facilities and
20 services.

21 B. Use of this zone is appropriate in urban (~~or rural~~)
22 activity centers or rural towns that are designated by the
23 Comprehensive Plan and community plans that are served at the time
24 of development by adequate public sewers, water supply, roads and
25 other needed public facilities and services.

26 SECTION 16. Ordinance 10870, Section 34, and K.C.C. 21A.04.130
27 are hereby amended to read as follows:

28 Industrial zone.

29 A. The purpose of the industrial zone (I) is to provide for the
30 location and grouping of industrial enterprises and activities
31 involving manufacturing, assembly, fabrication, processing, bulk
32 handling and storage, research facilities, warehousing and heavy
33 trucking. It is also a purpose of this zone to protect the
34 industrial land base for industrial economic development and
35 employment opportunities. These purposes are accomplished by:

36 1. Allowing for a wide range of industrial and manufacturing
37 uses;

38 2. Establishing appropriate development standards and public
39 review procedures for industrial activities with the greatest
40 potential for adverse impacts; and

41 3. Limiting residential, institutional, commercial, office
42 and other non-industrial uses to those necessary for the
43 convenience of industrial activities.

44 B. Use of this zone is appropriate in urban (~~or rural~~)
45 activity centers or rural towns designated by the Comprehensive
46 Plan and community plans which are served at the time of
47 development by adequate public sewers, water supply, roads and
48 other needed public facilities and services.

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1 SECTION 17. Ordinance 10870, Section 36, and K.C.C. 21A.04.150
2 are hereby amended to read as follows:

3 Map designation - Property-specific development standards. The
4 purpose of the property-specific development standards designation
5 (-P suffix to zone's map symbol which shall be shown on an official
6 zoning map, area zoning document or zoning and subdivision
7 examiner's report, or as a notation on the SITUS file for an
8 individual property maintained by the department) is to indicate
9 that conditions beyond the minimum requirements of this title have
10 been applied to development on the property, including but not
11 limited to increased development standards, limits on permitted
12 uses or special conditions of approval. Regardless of the form in
13 which a property-specific development standard is adopted, the P-
14 suffix shall be shown on the official zoning map maintained by the
15 department, which map shall be updated as soon as possible after
16 the effective date of the adopting ordinance adopting a P-suffix
17 standard.

18 SECTION 18. Ordinance 10870, Section 37, and K.C.C. 21A.04.160
19 are hereby amended to read as follows:

20 Map designation - Special district overlay. The purpose of the
21 special district overlay designation (-SO suffix to zone's map
22 symbol which shall be shown on an official zoning map, area zoning
23 document or zoning and subdivision examiner's report, or as a
24 notation on the SITUS file for an individual property maintained by
25 the department) is to carry out Comprehensive Plan and community
26 plan policies that identify special opportunities for achieving
27 public benefits by allowing or requiring alternative uses and
28 development standards that differ from the general provisions of
29 this title. Special district overlays are generally applied to a
30 group of individual properties or entire community planning
31 subareas and are designated primarily through the area zoning
32 process. Regardless of the form in which a special district overlay
33 is adopted, the -SO suffix shall be shown on the official zoning
34 map maintained by the department, which map shall be updated as
35 soon as possible after the effective date of the adopting ordinance
36 adopting an overlay.

37 NEW SECTION. SECTION 19. There is hereby added to K.C.C. 21A.06
38 a new section to read as follows:

39 Accessory use. Accessory use: a use which is subordinate and
40 incidental to that of an established use on the same lot.

41 NEW SECTION. SECTION 20. There is hereby added to K.C.C. 21A.06
42 a new section to read as follows:

43 Channel Relocation and Stream Meander Areas. Channel
44 relocation and stream meander area: those areas subject to risk due
45 to stream bank destabilization, rapid stream incision, stream bank
46 erosion, and shifts in the location of stream channels.

47 NEW SECTION. SECTION 21. There is hereby added to K.C.C. 21A.06
48 a new section to read as follows:

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1 Emergency. Emergency: an occurrence during which there is
2 imminent danger to the public health, safety and welfare, or which
3 poses an imminent risk to property, as a result of a natural or
4 man-made catastrophe as so declared by the director of DDES.

5 NEW SECTION. SECTION 22. There is hereby added to K.C.C. 21A.06
6 a new section to read as follows:

7 Historic resource. Historic resource: a district, site,
8 building, structure or object significant in national, state or
9 local history, architecture, archaeology, and culture.

10 NEW SECTION. SECTION 23. There is hereby added to K.C.C. 21A.06
11 a new section to read as follows:

12 Historic resource inventory. Historic resource inventory: An
13 organized compilation of information on historic resources
14 considered to be potentially significant according to the criteria
15 listed in K.C.C. 20.62.040.A. The historic resource inventory is
16 kept on file by the historic preservation officer and is updated
17 from time to time to include newly eligible resources and to
18 reflect changes to resources.

19 NEW SECTION. SECTION 24. There is hereby added to K.C.C. 21A.06
20 a new section to read as follows:

21 Interlocal agreement. Interlocal agreement: for purposes of
22 K.C.C. 21A.28, interlocal agreement means any agreement between the
23 county, the district, and any city setting forth certain terms
24 relating to the collection of impact fees by the county and
25 distribution of those fees to the district. An interlocal
26 agreement shall not be required where the county is the sole
27 jurisdiction within the boundaries of the district that is
28 assessing impact fees.

29 NEW SECTION. SECTION 25. There is hereby added to K.C.C. 21A.06
30 a new section to read as follows:

31 Joint use driveway. Joint use driveway: A jointly owned and/or
32 maintained vehicular access to two residential properties.

33 NEW SECTION. SECTION 26. There is hereby added to K.C.C.
34 21A.06 a new section to read as follows:

35 Mitigation bank. Mitigation bank: a property that has been
36 protected in perpetuity, and approved by appropriate county, state
37 and federal agencies expressly for the purpose of providing
38 compensatory mitigation in advance of authorized impacts through
39 restoration, creation, and/or enhancement of wetlands, and in
40 exceptional circumstances, preservation of adjacent wetlands,
41 wetland buffers, and/or other aquatic resources.

42 NEW SECTION. SECTION 27. There is hereby added to K.C.C.
43 21A.06 a new section to read as follows:

44 Mitigation banking. Mitigation banking: a system for providing
45 compensatory mitigation in advance of authorized wetland impacts of
46 development in King County in which credits are generated through
47 restoration, creation, and/or enhancement of wetlands, and in

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1 exceptional circumstances, preservation of adjacent wetlands,
2 wetland buffers, and/or other aquatic resources.

3 NEW SECTION. SECTION 28. There is hereby added to K.C.C. 21A.06
4 a new section to read as follows:

5 SITUS File. SITUS File: information on an individual parcel of
6 land, including its size, known extent of existing development,
7 known environmental constraints, approval conditions and other
8 site-specific information, contained in the computerized permitting
9 and land parcel data base of the department of development and
10 environmental services or its successor agencies.

11 SECTION 29. Ordinance 10870, Section 44, and K.C.C. 21A.06.020
12 are hereby amended to read as follows:

13 Accessory use, residential. Accessory use, residential:

14 A. A use, structure, or activity which is subordinate and
15 incidental to a residence including, but not limited to the
16 following uses:

- 17 1. Accessory living quarters and dwellings;
- 18 2. Fallout/bomb shelters;
- 19 3. Keeping household pets;
- 20 4. On-site rental office;
- 21 5. Pools, private docks, piers;
- 22 6. Antennae for private telecommunication services;
- 23 7. Storage of yard maintenance equipment; or
- 24 8. Storage of private vehicles, e.g. motor vehicles, boats,
25 trailers or planes((-));

26 9. Greenhouses.

27 B. Some accessory uses within the scope of this section may
28 be defined separately to enable the code to apply different
29 conditions of approval.

30 SECTION 30. Ordinance 10870, Section 130, and K.C.C. 21A.06.450
31 are hereby amended to read as follows:

32 Family. Family: an individual; two or more persons related by
33 blood or marriage; a group of two or more disabled residents
34 protected under the Federal Housing Act Amendments, who are not
35 related by blood or marriage, living together as a single
36 housekeeping unit; a group of eight or fewer residents, who are not
37 related by blood or marriage, living together as a single
38 housekeeping unit; or a group living arrangement where eight or
39 fewer residents receive supportive services such as counseling,
40 foster care, or medical supervision at the dwelling unit by resi-
41 dent or non-resident staff. For purposes of this definition, minors
42 living with parent shall not be counted as part of the maximum
43 number of residents.

44 SECTION 31. Ordinance 10870, Section 135, and K.C.C. 21A.06.475
45 are hereby amended to read as follows:

46 Flood hazard areas. Flood hazard areas: those areas in King
47 County subject to inundation by the base flood and those areas
48 subject to risk from channel relocation or stream meander

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1 including, but not limited to, streams, lakes, wetlands and closed
2 depressions.

3 SECTION 32. Ordinance 10870, Section 158, and K.C.C. 21A.06.590
4 are hereby amended to read as follows:

5 Heavy equipment and truck repair. Heavy equipment and truck
6 repair: the repair and maintenance of self-powered, self-propelled
7 or towed mechanical devices, equipment and vehicles used for
8 commercial purposes, such as tandem axle trucks, graders, backhoes,
9 tractor trailers, cranes, lifts, but excluding automobiles and
10 pick-up trucks under 10,000 pounds, recreational vehicles, boats
11 and their trailers.

12 SECTION 33. Ordinance 10870, Section 322, and K.C.C.
13 21A.06.1410 are hereby amended to read as follows:

14 Wetland, isolated. Wetland, isolated: a wetland which has a
15 total size less than 2500 square feet excluding buffers or, if
16 within the Urban Area is less than 5000 square feet excluding
17 buffers, which is hydrologically isolated from other wetlands or
18 streams and which does not have permanent open water.

19 SECTION 34. Ordinance 10870, Section 323, and K.C.C.
20 21A.06.1415 are hereby amended to read as follows:

21 Wetlands. Wetlands: those areas in King County which are
22 inundated or saturated by ground or surface water at a frequency
23 and duration sufficient to support, and under normal circumstances
24 do support, a prevalence of vegetation typically adapted for life
25 in saturated soil conditions. Wetlands generally include swamps,
26 marshes, bogs and similar areas. Where the vegetation has been
27 removed or substantially altered, a wetland shall be determined by
28 the presence or evidence of hydric or organic soil, as well as by
29 other documentation, such as aerial photographs, of the previous
30 existence of wetland vegetation. When the areas of any wetlands
31 are hydrologically connected to each other, they shall be added
32 together to determine which of the following categories of wetlands
33 apply:

34 A. Class 1 wetlands, only including wetlands assigned the
35 Unique/Outstanding #1 rating in the 1983 King County Wetlands
36 Inventory or which meet any of the following criteria:

37 1. are wetlands which have present species listed by the
38 federal or state government as endangered or threatened or
39 outstanding actual habitat for those species;

40 2. are wetlands which have 40% to 60% permanent open water in
41 dispersed patches with two or more classes of vegetation;

42 3. are wetlands equal to or greater than ten acres in size
43 and have three or more (~~wetland~~) classes of vegetation, one of
44 which is open water; or

45 4. are wetlands which have present plant associations of
46 infrequent occurrence;

1 B. Class 2 wetlands, only including wetlands assigned the
2 Significant #2 rating in the 1983 King County Wetlands Inventory or
3 which meet any of the following criteria:

- 4 1. are wetlands greater than one acre in size;
- 5 2. are wetlands equal to or less than one acre in size and
6 have three or more wetland classes;

7 3. are wetlands which:

8 a. are located within an area designated "urban" in the
9 King County Comprehensive Plan;

10 b. are equal to or less than one acre but larger than
11 2,500 square feet; and

12 c. have three or more classes of vegetation;

13 ((3))4. are forested wetlands equal to or less than one acre
14 but larger than 2500 square feet; or

15 ((4))5. are wetlands which have present heron rookeries or
16 raptor nesting trees; and

17 C. Class 3 wetlands, only including wetlands assigned the
18 Lesser Concern #3 rating in the 1983 King County Wetlands Inventory
19 or which meet any of the following criteria:

20 1. are wetlands equal to or less than one acre in size and
21 have two or fewer ((wetland)) classes of vegetation((-)); or

22 2. are wetlands which:

23 a. are located within an area designated "urban" in the
24 King County Comprehensive Plan;

25 b. are equal to or less than 2,500 square feet; and

26 c. have two or more classes of vegetation.

27 SECTION 35. Ordinance 10870, Section 331, and K.C.C. 21A.08.040
28 are hereby amended to read as follows:

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K.C. 21A.08.040
 RECREATION/CULTURAL
 LAND USES

KEY
 d Use
 nal Use
 Use

SPECIFIC LAND USE	ZONE	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
		AGRICULTURE	FOREST	MINERAL	RURAL	URBSERVE	URBAN	RESIDENTIAL	NB	CB	RB	O	I
		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
Trails		P	P	P	P	P	P	P	P	P	P	P	P
Campgrounds			P		P	P							P
Destination Resorts			S		S	C					C		
Marina			C3		C4	C4	C4	C4	P5	P	P	P	P
Recreational Vehicle Park					C2	C							
Ski Area			S		S								
AMUSEMENT/ENTERTAINMENT:													
Theater										P6	P6	P6	
Theater, Drive-in										C6			
Plays/Theatrical production										P6	P6		P
Bowling center										P	P		P
Sports club					C4	C4	C4	C4	C	P	P		
Golf facility					C7	P7	P7	P7					
Golf driving range					C8	P8	P8	P8		P7	P7		
Shooting range			C9		C9						C10		P10
Amusement arcades										P	P		
Amusement park											C		
Outdoor performance center			((C12)) S		C12	S					S		
CULTURAL:													
Library					P11 (C)	P11 C	P11 C	P11 C	P	P	P	P	
Museum					P11 (C)	P11 C	P11 C	P11 C	P	P	P	P	P
Arboretum		P	P		P	P	P	P	P	P	P	P	
Conference Center					P11 C12	P11 C	P11 C	P11 C	P		P	P	

CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see K.C.C. 21A.12 through 21A.30
 General Provisions, see K.C.C. 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*)Definition of this specific Land Use, see K.C.C. 21A.06

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1 Recreation/Cultural land uses.

2 B. Development Conditions.

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

5 a. No stadiums on sites less than ten acres;

6 b. Lighting for structures and fields shall be directed
7 away from residential areas;

8 c. Structures or service yards shall maintain a minimum
9 distance of 50 feet from property lines adjoining residential
10 zones; and

11 d. Facilities in the F, A, or M zones, or in a designated
12 Rural Farm or Forest District, shall be limited to trails and
13 trailheads, including related accessory uses such as parking and
14 sanitary facilities.

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

17 a. The maximum length of stay of any unit shall not exceed
18 180 days;

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

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

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

26 4. Not permitted in the RA-20 zone, or in the RA-10 zone when
27 located in a designated Rural Farm District. Limited to recreation
28 facilities ((for residents of a specified residential
29 development-))subject to the following conditions and limitations:

30 a. The bulk and scale shall be compatible with residential
31 character of the area; and

32 b. Use is limited to residents of a specified residential
33 development or to neighborhood-based after school/latchkey
34 programs.

35 5. Limited to day moorage.

36 6. Adult use facilities shall be prohibited within 660 feet
37 of any residential zones, any other adult use facility, or school
38 licensed daycare centers, public parks, community centers, public
39 libraries or churches which conduct religious or educational
40 classes for minors.

41 7. Permitted only in the RA-5 and RA-2.5 zones. Structures,
42 driving ranges and lighted areas shall maintain a minimum distance
43 of 50 feet from property lines adjoining residential zones.

44 8. Only as an accessory to golf courses.

45 9.a. New structures and outdoor ranges shall maintain a
46 minimum distance of 50 feet from property lines adjoining
47 residential zones; provided that existing facilities shall be
48 exempt;

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

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

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

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

10 b. Indoor ranges shall be designated and operated so as to
11 provide a healthful environment for user's and operators by:

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

14 (2) adopting appropriate procedures and policies which
15 monitor and control exposure time to airborne lead for individual
16 users.

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

20 12. Only as accessory to a nonresidential use established
21 through a discretionary permit process, and provided further that
22 the scale is limited to ensure compatibility with surrounding
23 neighborhoods.

24 13. Limited to publically owned and operated park, subject to
25 the following:

26 a. The park shall abut intervening roads notwithstanding,
27 an existing park on one or more sides.

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

31 c. Any lights provided to illuminate any building or
32 recreational area shall be so arranged as to reflect the light away
33 from any premises upon which a dwelling unit is located.

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

37 SECTION 36. Ordinance 10870, Section 332, and K.C.C. 21A.08.050
38 are hereby amended to read as follows:

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K.C. 21A.08.060
GENERAL SERVICES
LAND USES

KEY
Use

SPECIFIC LAND USE

ZONE	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	AGRICULTURE	FOREST	MINERAL	RURAL	URBAN RESERVE	URBAN	RESIDENTIAL	NEIGHBORHOOD	COMMUNIS	BUSINESS	OFFICE	INDUSTRIAL
	A	F	M	RA	UR	R1-B	R12-48	NB	CB	RB	O	I
PERSONAL SERVICES:												
General Personal Service						C 26	C 26	P	P	P	P3	P3
Cyclecleaning plants												P
Industrial Launderers					C4	C4	C4		P	P		
General Home/Crematory												
Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25	
Nursing care I	P6			P6	P6	P6	P6	P	P	P	P7	P7
Nursing care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7
Veterinary Clinic	P9			P9 C10	P9 C10			P10	P10	P10		P
Automotive repair (1)									P	P		P
Automotive service								P11	P	P		P
Miscellaneous repair									P	P		P
Churches, synagogue, temple				P12 C15	P12 C	P12 C	P12 C	P	P	P	P	
Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	
Stable	P14 C			P14 C	P14 C	P14 C						
kennel or Cattery				C	C				C	P		
HEALTH SERVICES:												
Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P
Nursing and personal care facilities							C					
Hospital						C13	C13		P	P	C	
Medical/Dental Lab									P	P	P	P
Miscellaneous Health									P	P	P	
EDUCATION SERVICES:												
Elementary School				P16, 15	P	P	P					
Middle/Junior High School				P16 C15	P	P	P					
Secondary or High School				P16 C15	P27	P27	P27		C	C		
Vocational School				P13 C	P13 C	P13 C	P13 C			P	P17	P
Specialized Instruction School		P18		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
School District Support Facility				C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P
Interim Recycling Facility	P 21	P21	P21	P 22		P 22	P 22	P 23	P 23	P		P

CROSS REFERENCES:

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see K.C.C. 21A.12 through 21A.30
 General Provisions, see K.C.C. 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*)Definition of this specific Land Use, see K.C.C. 21A.06

1 General Services land uses.

2 B. Development Conditions.

3 1. Except SIC Industry No. 7534-Tire Retreading, see
4 manufacturing permitted use table.

5 2. Except SIC Industry Group Nos.:

6 a. 835-Day Care Services, and

7 b. 836-Residential Care, which is otherwise provided for on
8 the residential permitted land use table.

9 3. Limited to SIC Industry Group and Industry Nos.:

10 a. 723-Beauty Shops;

11 b. 724-Barber Shops;

12 c. 725-Shoe Repair Shops and Shoeshine Parlors;

13 d. 7212-Garment Pressing and Agents for Laundries and
14 Drycleaners;

15 e. 7217-Carpet and Upholstery Cleaning.

16 4. Only as an accessory to a cemetery.

17 5. Structures shall maintain a minimum distance of 100 feet
18 from property lines adjoining residential zones.

19 6. Only as an accessory to residential use, provided:

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

23 b. Outdoor play equipment shall maintain a minimum distance
24 of 20 feet from property lines adjoining residential zones.

25 7. Permitted as an accessory use, see commercial/industrial
26 accessory, K.C.C. 21A.08.060A.

27 8. Only as a re-use of a public school facility subject to
28 the provisions of K.C.C. 21A.32, or an accessory use to a school,
29 ~~((or))~~ church, or public housing administered by a public agency,
30 provided:

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

34 b. Outdoor play equipment shall maintain a minimum distance
35 of 20 feet from property lines adjoining residential zones;

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

38 d. Hours of operation may be restricted to assure
39 compatibility with surrounding development.

40 9. As a home occupation only, provided that the square
41 footage limitations in K.C.C. 21A.30 for home occupations applies
42 only to the office space for the clinic, and provided further that:

43 a. Boarding or overnight stay of animals is allowed only on
44 sites of 5 acres or more;

45 b. No burning of refuse or dead animals is allowed;

46 c. The portion of the building or structure in which
47 animals are kept or treated shall be soundproofed. All run areas,
48 excluding confinement areas for livestock, shall be surrounded by

1 an eight-foot solid wall and surfaced with concrete or other
2 impervious material; and

3 d. The provisions of 21A.30 relative to animal keeping are
4 met.

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

6 b. The portion of the building or structure in which
7 animals are kept or treated shall be soundproofed. All run areas,
8 excluding confinement areas for livestock, shall be surrounded by
9 an eight-foot solid wall and surface with concrete or other
10 impervious material; and

11 c. The provisions of 21A.30 relative to animal keeping are
12 met.

13 11. Only as an accessory to a gasoline service station, see
14 retail and wholesale permitted use table.

15 12. Only as a re-use of a public school facility subject to
16 the provisions of K.C.C. 21A.32.

17 13. Only as a re-use of a surplus non-residential facility
18 subject to K.C.C. 21A.32.

19 14. Covered riding arenas are subject to the provisions of
20 21A.30.030 and shall not exceed 20,000 square feet provided that;
21 stabling areas, whether attached or detached, shall not be counted
22 in this calculation.

23 15. Limited to projects which do not require or result in an
24 expansion of the sewer (~~local service area (LSA)~~) outside the
25 Urban Growth Area, unless a finding is made that no cost effective
26 alternative technologies are feasible, in which case a tightline to
27 a sewer sized only to meet the needs of the school may be used. In
28 addition, churches are not permitted in the RA-10 and RA-20 zones.

29 16a. For middle/junior high schools and secondary or high
30 schools, only as a re-use of a public school facility subject to
31 the provisions of K.C.C. 21A.32. An expansion of such school
32 facility shall be subject to approval of a conditional use permit
33 and the expansion shall not require or result in an extension of
34 the sewer (~~local service area (LSA)~~) outside the Urban Growth
35 Area, unless a finding is made that no cost effective alternative
36 technologies are feasible, in which case a tightline to a sewer
37 sized only to meet the needs of the school may be used.

38 b. Renovation, expansion, modernization, or reconstruction
39 of a school, or the addition of relocatable facilities, is
40 permitted but shall not require or result in an expansion of the
41 sewer (~~local service area (LSA)~~) outside the Urban Growth Area,
42 unless a finding is made that no cost effective alternative
43 technologies are feasible, in which case a tightline to a sewer
44 sized only to meet the needs of the school may be used.

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

46 18. Limited to resource management education programs.

47 19. Only as an accessory to residential use, provided:

48 a. Students are limited to twelve per one hour session,

1 b. All instruction must be within an enclosed structure,
2 and

3 c. Structures used for the school shall maintain a distance
4 of 25 feet from property lines adjoining residential zones.

5 20. Subject to the following:

6 a. Structures used for the school and accessory uses shall
7 maintain a minimum distance of 25 feet from property lines
8 adjoining residential zones; and

9 b. On lots over 2.5 acres:

10 (1) Retail sales of items related to the instructional
11 courses is permitted, provided total floor area for retail sales is
12 limited to 2,000 square feet;

13 (2) Sales of food prepared in the instructional courses
14 is permitted, provided total floor area for food sales is limited
15 to 1,000 square feet and is located in the same structure as the
16 school.

17 (3) Other incidental student-supporting uses are
18 allowed, provided such uses are found to be both compatible with
19 and incidental to the principal use.

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

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

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

28 24. Only when adjacent to an existing or proposed school.

29 25. Limited to columbariums accessory to a church provided
30 that required landscaping and parking are not reduced.

31 26. Not permitted in R-1 and limited to a maximum of 5,000
32 square feet per establishment and subject to the additional
33 requirements in K.C.C. 21A.12 .230.

34 27a. New high schools shall be permitted in urban residential
35 and urban reserve zones subject to the review process set forth in
36 Section 21A.42.140.

37 b. Renovation, expansion, modernization, or reconstruction
38 of a school, or the addition of relocatable facilities, is
39 permitted.

40 SECTION 37. Ordinance 10870, Section 333, and K.C.C. 21A.08.060
41 are hereby amended to read as follows:

11621

C.C. 21A.08.060
 GOVERNMENT/
 BUSINESS SERVICE
 LAND USES

KEY
 Use
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Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S E R V E	U R B A N	R E S I D E N T I A L	N E U B I S M H O O D	C O U M S M I N E S T S	R E U S I O N A S L	O F F I C E	I N D U S T R I A L
SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (30)
GOVERNMENT SERVICES:												
Public agency or utility office				P3 C5	P3 C	P3 C	P3 C	P4	P	P	P	P16
Public agency or utility yard				P 27	P 27	P27	P27			P		P
Public agency archives										P	P	P
Court									P4	P	P	P
Police Facility									P	P	P	P
Fire Facility				C 6	C 6	C 6	C 6	P	P	P	P	P
Utility Facility	P 7 C	P 7 C	P 7	P 7 C28	P29 C28	P29 C28	P29 C28	P	P	P	P	P
((Minor Communication Facility (18)))	((C))	((R))		((C))	((C))	((C))	((C))	((C))	((R))	((R))	((R))	((R))
Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
BUSINESS SERVICES:												
Construction and Trade										P 9	P	P
Individual Transportation and Taxi									P 25	P	P 10	P
Trucking and Courier Service									P 11	P 12	P 13	P
Warehousing, (1) and Wholesale Trade												P
Self-service Storage							C 14		P	P	P	P
Farm Product Warehousing, Refrigeration and Storage	P 15 C			C 15	C 15							P
Log Storage	P15	P		P26								P
Transportation Service												P
Freight and Cargo Service										P	P	P
Passenger Transportation Service										P	P	P
Communication Offices										P	P	P
Telegraph and other Communications										P	P	P
General Business Service									P	P	P	P16
Professional Office									P	P	P	P16
Outdoor Advertising Service										P	P17	P
Miscellaneous Equipment Rental									P17	P	P17	P
Automotive Rental and Leasing									P	P		P
Automotive Parking				P19	P19	P19	P19	P 20	P 20	P 21	P 20	P
Professional Sport Teams/Promoters										P	P	P
Research, Development and Testing										P2	P2	P2
Heavy Equipment and Truck Repair												P
Commercial/Industrial Accessory Uses			P	P 22				P22	P22	P	P	P
Helistop					C 23	C 23	C 23	C 23	C 23	C 24	C 23	C 24

CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see 21A.12 through 21A.30
 General Provisions, see K.C.C. 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*) Definition of this specific Land Use, see K.C.C. 21A.06

11621 .

1 Government/Business Service land uses.

2 B. Development Conditions.

3 1. Except self-service storage.

4 2. Except SIC Industry No. 8732-Commercial Economic,
5 Sociological, and Educational Research, see general business
6 service/office.

7 3.a. Only as a re-use of a public school facility or a
8 surplus non-residential facility subject to the provisions of
9 K.C.C. 21A.32; or

10 b. Only when accessory to a fire facility and the office is
11 no greater than 1500 square feet of floor area.

12 4. Only as a re-use of a surplus non-residential facility
13 subject to K.C.C. 21A.32.

14 5. New utility office locations only if there is no
15 commercial/industrial zoning in the utility district, and not in
16 the RA-10 or RA-20 zones unless it is demonstrated that no feasible
17 alternative location is possible.

18 6.a. All buildings and structures shall maintain a minimum
19 distance of 20 feet from property lines adjoining residential
20 zones;

21 b. Any buildings from which fire-fighting equipment emerges
22 onto a street shall maintain a distance of 35 feet from such
23 street; ~~((and))~~

24 c. No outdoor storage; and

25 d. Excluded from the RA-10 and RA-20 zones unless it is
26 demonstrated that no feasible alternative location is possible.

27 7. Limited to utility transmission, distribution, and service
28 lines and associated switching stations, transmission line booster
29 stations, electrical substations, water tanks, natural gas gate
30 stations and limiting stations.

31 8. Except in commercial/industrial zones or when
32 participating in an approved shared facility drainage plan, such
33 facilities shall be located on the same lot that they are designed
34 to serve except in subdivisions that set aside a separate tract for
35 such facilities. In commercial/industrial zones or shared
36 facilities, such facilities which are not located on the lot they
37 are designed to serve shall be located on a lot with the same or
38 more intensive zoning designation.

39 9. No outdoor storage of materials.

40 10. Limited to office uses.

41 11. Limited to self-service household moving truck or trailer
42 rental accessory to a gasoline service station.

43 12. Limited to self-service household moving truck or trailer
44 rental accessory to a gasoline service station and SIC Industry No.
45 4215-Courier Services, except by air.

46 13. Limited to SIC Industry No. 4215-Courier Services, except
47 by air.

11621

1 14. Accessory to an apartment development of at least 12 units
2 provided:

3 a. The gross floor area in self service storage shall not
4 exceed the total gross floor area of the apartment dwellings on the
5 site;

6 b. All outdoor lights shall be deflected, shaded and
7 focused away from all adjoining property;

8 c. The use of the facility shall be limited to dead storage
9 of household goods;

10 d. No servicing or repair of motor vehicles, boats,
11 trailers, lawn mowers or similar equipment;

12 e. No outdoor storage or storage of flammable liquids,
13 highly combustible or explosive materials or hazardous chemicals;

14 f. No residential occupancy of the storage units;

15 g. No business activity other than the rental of storage
16 units; and

17 h. A resident director shall be required on the site and
18 shall be responsible for maintaining the operation of the facility
19 in conformance with the conditions of approval.

20 15. Limited to products produced on-site.

21 16. Only as an accessory use to another permitted use.

22 17. No outdoor storage.

23 ~~((18. Minor communication facilities shall be regulated relative
24 to setback, height and review process pursuant to K.C.C. 21A.26.))~~

25 18. Reserved.

26 19. Limited to commuter parking facilities for users of
27 transit, carpools or ride-share programs, provided:

28 a. They are located on existing parking lots for churches,
29 schools, or other permitted nonresidential uses which have excess
30 capacity available during commuting hours ; and

31 b. The site is adjacent to a designated arterial that has
32 been improved to a standard acceptable to the department of public
33 works.

34 20. No tow-in lots for damaged, abandoned or otherwise
35 impounded vehicles.

36 21. No dismantling or salvage of damaged, abandoned or
37 otherwise impounded vehicles.

38 22. Storage limited to accessory storage of commodities sold
39 at retail on the premises or materials used in the fabrication of
40 commodities sold on the premises.

41 23. Limited to emergency medical evacuation sites in
42 conjunction with police, fire or health service facility.

43 24. Allowed as accessory to an allowed use.

44 25. Limited to private road ambulance services with no outside
45 storage of vehicles.

46 26. Limited to 2 acres or less.

47 27 a. Utility yards only on sites with utility district
48 offices; or

11621

1 b. Public agency yards are limited to material storage
2 for road maintenance facilities.

3 28. Limited to bulk gas storage tanks which pipe to
4 individual residences but excluding liquified natural gas storage
5 tanks.

6 29. Excluding bulk gas storage tanks.

7 30. For I-zoned sites located outside the Urban Growth Area
8 designated by the King County Comprehensive Plan, uses shall be
9 subject to the provisions of the rural industrial district overlay
10 set forth in K.C.C. Chapter 21A.38.

11 SECTION 38. Ordinance 10870, Section 335, and K.C.C. 21A.08.080
12 are hereby amended to read as follows:

11621

K.C.C. 21A.08.080
MANUFACTURING
LAND USES

KEY
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ZONE	RESOURCE			RURAL	RESIDENTIAL		COMMERCIAL/INDUSTRIAL					
	AGRICULTURE	FOREST	MINERAL	RURAL	URBAN RESERVE	URBAN RESIDENTIAL	NEIGHBORHOODS	COMMUNIS	BUSINESS	OFFICE	INDUSTRIAL	
SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	(11)
Food and Kindred Products	P1	P1		((R1))	P1					C		P2 C
Winery/Brewery	P1			((R2)) ((C))	P3					C		P
Textile Mill Products										C		C
Apparel and other Textile Products										C6		P
Wood Products, except furniture	P4	P4 C5		((P4))	P4					C		P
Furniture and Fixtures												C
Paper and Allied Products								P7	P7	P7C	P7C	P
Printing and Publishing												C
Chemicals and Allied Products												C
Petroleum Refining and related industries												C
Rubber and Misc. Plastics Products										C		P
Leather and Leather Goods									P8	P9		P
Stone, Clay, Glass and Concrete Products												C
Primary Metal Industries												P
Fabricated Metal Products												P
Industrial and Commercial Machinery												C
Heavy Machinery and Equipment										C	C	P
Computer and Office Equipment										C		P
Electronic and other Electric Equipment										C		C
Railroad Equipment												C
Guided Missile and Space Vehicle Parts												C
Miscellaneous Transportation Vehicles										C	C	P
Measuring and Controlling Instruments										C		P
Miscellaneous Light Manufacturing												C
Motor Vehicle and Bicycle Manufacturing												P10 C
Aircraft, Ship and Boat Building										C		P
Tire Retreading										P		P
Movie Production/Distribution												P

CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see K.C.C. 21A.12 through 21A.30
 General Provisions, see K.C.C. 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*)Definition of this specific Land Use, see K.C.C. 21A.06

11621

1 Manufacturing land uses.

2 B. Development Conditions.

3 1. Limited to agricultural products produced on-site,
4 provided structures and areas used for processing shall maintain a
5 minimum distance of 75 feet from property lines adjoining
6 residential zones.

7 2. Except slaughterhouses.

8 3. Only as a home industry, subject to K.C.C. 21A.30.

9 4. Limited to rough milling and planing of products grown on-
10 site with portable equipment.

11 5. Limited to SIC Industry Group No. 242-Sawmills.

12 6. Limited to uses found in SIC Industry No. 2434-Wood
13 Kitchen Cabinets and No. 2431-Millwork (excluding planing mills).

14 7. Limited to photocopying and printing services offered to
15 the general public.

16 8. Only within enclosed buildings, and as an accessory use to
17 retail sales.

18 9. Only within enclosed buildings.

19 10. Limited to boat building of craft not exceeding 48 feet in
20 length.

21 11. For I-zoned sites located outside the Urban Growth Area
22 designated by the King County Comprehensive Plan, uses shown as a
23 conditional use in the table in Section 21A.08.080(A) shall be
24 prohibited, and all other uses shall be subject to the provisions
25 of the rural industrial district overlay set forth in K.C.C.
26 21A.38.

27 SECTION 39. Ordinance 10870, Section 336, and K.C.C. 21A.08.090
28 are hereby amended to read as follows:

K.C.C. 21A.08.090
A. RESOURCE
LAND USES

KEY
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l Use

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S E R V E	U R B A N	R E S I D E N T I A L	N B E U I S G I H B E O S R S H O O D	C B O U S I M I N E S T S Y	R B E U G S I O N E A S L S	O F F I C E	I N D U S T R I A L
SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
AGRICULTURE:												
Growing and Harvesting Crops	P	P		P	P	P						P
Raising Livestock and Small Animals	P	P		P	P	P6						P
FORESTRY:												
Growing and Harvesting Forest Product	P	P	P7	P	P	P						P
Forest Research		P		P	P						P2	P
Fish and Wildlife Management:												
Hatchery/Fish Preserve (1)	P	P		P	P	C						P
Aquaculture (1)	P	P		P	P	C						P
Wildlife Shelters	P	P		P	P							
MINERAL:												
Mineral Extraction and Processing		P10 C11	P									
Asphalt/Concrete Mixtures and Block			P8 C9									P
RESOURCE ACCESSORY USES:												
Resource Accessory Uses	P3	P4	P5	P3	P3							P4

CROSS REFERENCES:

Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
Development Standards, see K.C.C. 21A.12 through 21A.30
General Provisions, see K.C.C. 21A.32 through 21A.38
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
(*Definition of this specific Land Use, see K.C.C. 21A.06

11621

1 Resource land uses.

2 B. Development Conditions.

3 1. May be further subject to the provisions of K.C.C. Title
4 25, Shoreline Management Program.

5 2. Only Forest Research conducted within an enclosed
6 building.

7 3. Housing for agricultural workers and their families
8 employed on the premises only as an accessory to a permanent
9 residence, provided:

10 a. Sites are limited to those with ten acres or more;

11 b. Accessory housing is limited to one unit on less than 20
12 acres, or two on 20 acres or more; and

13 c. Accessory housing shall not be rented to the public at
14 large.

15 4. Excluding housing for agricultural workers.

16 5. Limited to maintenance and/or storage facilities in
17 conjunction with mineral extraction or processing operation.

18 6. Large livestock allowed only in the R-1 zone.

19 7. Only in conjunction with a mineral extraction site plan
20 approved pursuant to 21A.22.

21 8. Only as accessory to a primary mineral extraction use.

22 9. Only as a continuation of an existing mineral processing
23 use and subject to the periodic review requirements in Section
24 21A.22.050.

25 10. Subject to the periodic review requirements in Section
26 21A.22.050, and a minimum distance of 1/4 mile between the site
27 boundary and any zone other than F.

28 11. If within 1/4 mile of a zone other than F, and the site is
29 subject to the periodic review requirements of Section 21A.22.050.

30 SECTION 40. Ordinance 10870, Section 337, and K.C.C. 21A.08.100
31 are hereby amended to read as follows:

11621

K.C. 21A.08.100
A. REGIONAL
LAND USES

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SPECIFIC LAND USE

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
	A G R I C U L T U R E	F O R E S T	M I N E R A L	R U R A L	U R B A N R E S E R V E	U R B A N	R E S I D E N T I A L	N B E U I S I N G H O U S E S	C B O U S I N G M U N I C I T I E S	R B E U S I N G O N E S	O F F I C E	I N D U S T R I A L
	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I(15)
Jail		S		S	S	S	S	S	S	S	S	S
(Work) Jail Farm/Camp	S	S		S	S							
Work Release Facility				S	S	S	S	S	S	S	S	
Public Agency Animal Control Facility		S		S	S					S		P
Public Agency Training Facility		S		S3					S3	S3	S3	C4
Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
Non-hydroelectric Generation Facility	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
Major Communication Facility	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
Soil Recycling Facility		S	S	S								C
Landfill		S	S	S	S	S	S	S	S	S	S	S
Transfer Station			S	S	S	S	S	S	S	S		P
Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
Transit Bus Base				S	S	S	S	S	S	S	S	P
Transit Park and Ride Lot				S	S	S	S	P	P	P	P	P
School Bus Base				C5 S	C5 S	C5 S	C5 S	S	S	S	S	P
Secetrack				S	S	S8	S8	S8	S8	S8	S8	S
Airground									S	S		S
Zoo/Wildlife Exhibit (2)		S9		S9	S	S	S		S	S		
Stadium/Arena										S		S
College/University (1)	P10	P10		P10 C11 S	P10 C11 S	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P

CROSS REFERENCES:

Permitted Use Chart Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see K.C.C. 21A.12 through 21A.30
 General Provisions, see KC 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*) Definition of this specific Land Use, see K.C.C. 21A.06

11621

1 Regional land uses.

2 B. Development Conditions.

3 1. Except technical institutions. See vocational schools on
4 General Services land use table, K.C.C. 21A.08.050.

5 2. Except arboretum. See K.C.C. 21A.08.040,
6 Recreation/Cultural land use table.

7 3. Except weapons armories and outdoor shooting ranges.

8 4. Except outdoor shooting range.

9 5. Only in conjunction with an existing or proposed school.

10 6.a. Limited to no more than three satellite dish antenna.

11 b. Limited to one satellite dish antenna.

12 c. Limited to tower consolidations.

13 7. Limited to landing field for aircraft involved in forestry
14 or agricultural practices or for emergency landing sites.

15 8. Except racing of motorized vehicles.

16 9. Limited to wildlife exhibit.

17 10. Only as a re-use of a public school facility subject to
18 the provisions of K.C.C. 21A.32.

19 11. Only as a re-use of surplus non-residential facility
20 subject to the provisions of K.C.C. 21A.32.

21 12. Limited to cogeneration facilities for on-site use only.

22 13. Excluding impoundment of water using a dam.

23 14. Limited to facilities that comply with the following
24 provisions:

25 a. Any new diversion structure shall not:

26 (1) exceed a height of eight feet as measured from the
27 streambed, or

28 (2) impound more than three surface acres of water at the
29 normal maximum surface level.

30 b. There shall be no active storage.

31 c. The maximum water surface area at any existing dam or
32 diversion shall not be increased.

33 d. An exceedance flow of no greater than 50 percent in
34 mainstream reach shall be maintained.

35 e. Any transmission line shall be limited to a:

36 (1) right-of-way of five mile or less; and

37 (2) capacity of 230 KV or less.

38 f. Any new, permanent access road shall be limited to five
39 miles or less.

40 g. The facility shall only be located above any portion of
41 the stream used by anadromous fish.

42 15. For I-zoned sites located outside the Urban Growth Area
43 designated by the King County Comprehensive Plan, uses shown as a
44 conditional or special use in Section 21A.08.100(A), except for
45 waste water treatment facilities, shall be prohibited. All other
46 uses, including waste water treatment facilities, shall be subject
47 to the provisions of the rural industrial district overlay set
48 forth in K.C.C. Chapter 21A.38.

11621

1 SECTION 41. Ordinance 10870, Section 340, and K.C.C. 21A.12.030
2 are hereby amended to read as follows:

11621

30 A. Densities and dimensions - residential zones

Z O N E S	RESIDENTIAL												
	RURAL				URBAN RESERVE	URBAN RESIDENTIAL							
	RA-2.5	RA-5	RA-10	RA-20	UR	R-1(17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Acres	0.4 du/ac	0.2 du/ac	0.1 du/ac	<u>0.05</u> du/ac	0.2 du/ac	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Density: Acres							6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
	SEE	K.C.	C.21		A.12.	085	85%	85%	85%	80%	75%	70%	65%
	135 ft	135 ft	135 ft	<u>135 ft</u>	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Set	30 ft	30 ft	30 ft	<u>30 ft</u>	30 ft (7)	30 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 FT (8)	10 FT (8)
Front (6)	35 ft (9)	35 ft (9)	35 ft (9)	<u>35 ft</u> (9)	10 ft (7)	10 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
	40 ft	40 ft	40 ft	<u>40 ft</u>	35 ft	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft	80 ft 80 ft (14)
Building	4% (11) (12)	2% (11) (12)	1% (11) (12)	<u>0.5%</u> (11) (12)	10 % (11) (12)	15% (11) (12)	35%	50%	55%	60%	60%	70%	70%
	15% (13)	10% (13)	(15%) 5% (13)	<u>2.5%</u> (13)	20% (13)	20%	45%	70%	75%	85%	85%	85%	90%

11621

B. Development Conditions.

1 1. The maximum density may be achieved only through the
2 application of residential density incentives or transfers of
3 density credits pursuant to Chapters 21A.34 or 21A.36. Maximum
4 density may only be exceeded pursuant to Section 21A.34.040 F. 1.
5 f.

6 2. Also see Section 21A.12.060.

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

9 4. Height limits may be increased when portions of the
10 structure which exceed the base height limit provide one additional
11 foot of street and interior setback for each foot above the base
12 height limit, provided that the maximum height may not exceed 75
13 feet.

14 5. Applies to each individual lot. Building coverage and
15 impervious surface area standards for:

16 a. regional uses shall be established at the time of permit
17 review; or

18 b. nonresidential uses in residential zones shall comply
19 with K.C.C. 21A.12.120 and .220.

20 c. individual lots in the R-4 through R-8 zones which are
21 less than 6500 square feet in area shall be subject to the
22 applicable provisions of the R-8 zone.

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

25 7. The standards of the R-4 zone shall apply if a lot is less
26 than 15,000 square feet in area.

27 8. At least 20 linear feet of driveway shall be provided
28 between any garage, carport, or other fenced parking area and the
29 street property line. The linear distance shall be measured along
30 the centerline of the driveway from the access point to such
31 garage, carport or fenced area to the street property line.

32 9.a. Residences shall have a setback of at least 100 feet
33 from any property line adjoining A, M or F zones or existing
34 extractive operations.

35 b. For lots between 1 acre and 2.5 acres in size, the
36 setback requirements of the R-1 zone shall apply. For lots under 1
37 acre, the setback requirements of the R-4 zone shall apply.

38 10.a. For developments consisting of three or more single-
39 detached dwellings located on a single parcel, the setback shall be
40 10 feet along any property line abutting R-1 through R-8, RA and UR
41 zones.

42 b. For townhouse and apartment development, the setback
43 shall be 20 feet along any property line abutting R-1 through R-8,
44 RA and UR zones.

45 11. On any lot over 1 acre in area, an additional 5 percent
46 may be used for buildings related to agricultural or forestry
47 practices.
48

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1 12. (~~The maximum building coverage shall be 10 percent where~~
2 ~~the lot is between 1.0 and 1.25 acres in area.~~) The maximum
3 building coverage (~~shall be 15 percent where the lot is less than~~
4 ~~1 acre in area.~~) on lots smaller than 15,000 square feet, shall
5 comply with the standards of the nearest comparable R-4 through R-8
6 zone. In the RA zone, the maximum building coverage allowed shall
7 be at least 2,500 square feet.

8 13. The maximum impervious surface area allowed shall be at
9 least 10,000 square feet when the lot is greater than 1 acre, and
10 be twenty percent when the lot is (~~between 1.0 and 1.25 acres, and~~
11 ~~thirty five percent when the lot is~~) less than 1 acre (~~in area~~).
12 Lots smaller than .5 acre in area shall comply with standards of
13 the nearest comparable R-4 through R-8 zone.

14 14. The base height for projects using residential density
15 incentives and transfer of density credits pursuant to this title
16 is 80 feet. In all other cases, the base height is 60 feet.

17 15. Density applies only to dwelling units and not to sleeping
18 units.

19 16. Vehicle access points from garages, carports or fenced
20 parking areas shall be set back from the property line upon which a
21 joint use driveway is located to provide a straight line length of
22 at least 26 feet from the access point to the opposite side of the
23 joint use driveway.

24 17. All subdivisions and short subdivisions in the R-1 zone
25 shall be required to be clustered away from sensitive areas to the
26 extent possible and a permanent open space tract that includes at
27 least 50 percent of the site shall be created.

28 SECTION 42. Ordinance 10870, Section 341, and K.C.C. 21A.12.040
29 are hereby amended to read as follows:

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040 A. Densities and dimensions - resource and commercial/industrial zones

Z O N E S	RESOURCE					COMMERCIAL/INDUSTRIAL				
	AGRICULTURE			FOREST	MINERAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
	A-10	A-35	A-80	F	M	NB	CB	RB	O	I
Density: du/Acre	0.1 du/ac	.0286 du/ac	<u>.0167</u> du/ac	.0125 du/ac		8 du/ac (2)	18 du/ac (2)	36 du/ac (2)	36 du/ac (2)	
Density: du/Acre						12 du/ac (3)	24 du/ac (3)	48 du/ac (3)	48 du/ac (3)	
Lot Area	10 acres	35 acres	<u>60</u> acres	80 acres	10 acres					
Lot Ratio ((4:1))	4 to 1	4 to 1	<u>4 to 1</u>							
Street	30 ft	30 ft	<u>30 ft</u>	100 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Interior	10 ft	10 ft	<u>10 ft</u>	100 ft (4)	(12)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Front (10)	35 ft	35 Ft	<u>35 ft</u>			35 ft 45 ft (6)	35 ft 60 ft (6)	35 ft 65 ft (6)	45 ft 60 ft (6)	45 ft
Building	5% 15%(11)	5% 15%(11)	<u>5%</u> <u>15%(11)</u>	5% 15%(11)						
Door/Lot						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Surface:	15% 35%(11)	10% 35%(11)	<u>10%</u> <u>35%(11)</u>	10% 35%(11)		85%	85%	90%	75%	90%

