

February 17, 1998

Introduced by:

Jane Hague-

kn:ac-97281sub

Proposed No. :

97-281

ORDINANCE NO. **13022**

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AN ORDINANCE relating to zoning; amending definitions of "Home industry," "Home occupation," and "Park," adding new definitions for "Artist studio," "Community identification sign," "Commuter parking lot," "Off-street required parking lot," "Theater," and "Theatrical production services;" repealing the definition for "Transit park and ride lot;" adding new land uses for "Artist studios," "Commuter parking lot," "Off-street required parking," and "Theatrical production services;" adding, amending or clarifying development standards for community identification signs, campgrounds, commuter parking, recreational vehicle parks, parks, on-site recreation areas, studios, parking, driveways, making corrections to eliminate duplicate text, correcting code cross references, correcting typing errors and clarifying text; amending Ordinance 10870, Section 161, and K.C.C. 21A.06.605; Ordinance 10870, Section 162, and K.C.C. 21A.06.610; Ordinance 10870, Section 207, and K.C.C. 21A.06.835; Ordinance 10870, Section 300, and K.C.C. 21A.06.1300; Ordinance 10870, Section 331, and K.C.C. 21A.08.040; Ordinance 10870, Section 332, and K.C.C. 21A.08.050; Ordinance 10870, Section 333, and K.C.C. 21A.08.060; Ordinance 10870, Section 334, and K.C.C. 21A.08.070; Ordinance 10870, Section 337, and K.C.C. 21A.08.100; Ordinance 10870, Section 340, and K.C.C. 21A.12.030; Ordinance 10870, Section 341, and K.C.C. 21A.12.040; Ordinance 10870, Section 354, and K.C.C. 21A.12.170; Ordinance 10870, Section 364, and K.C.C. 21A.14.040; Ordinance 10870, Section 379, and K.C.C. 21A.14.190; Ordinance 10870, Section 380, and K.C.C. 21A.14.200; Ordinance 10870, Section 407, and K.C.C. 21A.18.030; Ordinance 10870, Section 410, and K.C.C. 21A.18.060; Ordinance 10870, Section 411, and K.C.C. 21A.18.070; Ordinance 10870, Section 415, and K.C.C. 21A.18.110; Ordinance 10870, Section 424, and K.C.C. 21A.20.060; Ordinance 10870, Section 540, and K.C.C.

1 21A.32.030; Ordinance 10870, Section 548, and K.C.C.  
2 21A.32.110; Ordinance 10870, Section 570, and K.C.C.  
3 21A.36.030; Ordinance 10870, Section 578, and K.C.C.  
4 21A.38.050; Ordinance 11621, Section 125, and K.C.C.  
5 21A.41.060; all as amended, and adding new sections to  
6 K.C.C. 21A.06 and 21A.20.

7 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

8 NEW SECTION. SECTION 1. There is hereby added to K.C.C. 21A.06 a new  
9 section to read as follows:

10 Artist studio. Artist studio: an establishment providing a place solely for the practice  
11 or rehearsal of various performing or creative arts; including, but not limited to, acting,  
12 dancing, singing, drawing, painting and sculpting.

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

15 Community identification sign. Community identification sign: a sign identifying the  
16 location of a community or geographic area such as unincorporated activity centers or rural  
17 towns designated by the comprehensive plan or communities recognized and delineated by a  
18 recognized unincorporated area council.

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

21 Commuter parking lot. Commuter parking lot: vehicle parking specifically for the  
22 purpose of access to a public transit system or for users of carpools or vanpools.

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

1 Off-street required parking lot. Off-street required parking lot: parking facilities  
2 constructed to meet the off-street parking requirements of K.C.C. 21A.18 for land uses located  
3 on a lot separate from the parking facilities.

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

6 Theater. Theater: an establishment primarily engaged in the indoor exhibition of  
7 motion pictures or of live theatrical presentations.

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

10 Theatrical production services. Theatrical production services: an establishment  
11 engaged in uses located in SIC Industry No. 792 - Theatrical Producers (Except Motion  
12 Picture), Bands, Orchestras, and Entertainers, except establishments primarily engaged in  
13 providing live theatrical presentations, such as road companies and summer theaters.

14 SECTION 7. Ordinance 10870, Section 161, and K.C.C. 21A.06.605 are each hereby  
15 amended to read as follows:

16 Home industry. Home industry: a limited-scale sales, service or fabrication activity  
17 undertaken for financial gain, which occurs in a dwelling unit or residential accessory  
18 building, or in a barn or other resource accessory building and is subordinate to the primary  
19 use of the ((~~premises~~)) site as a residence ((~~or farm~~)).

20 SECTION 8. Ordinance 10870, Section 162, and K.C.C. 21A.06.610 are each hereby  
21 amended to read as follows:

1 Home occupation. Home occupation: a limited-scale service or fabrication activity  
2 undertaken for financial gain, which occurs in a dwelling unit or accessory building and is  
3 subordinate to the primary use of the ((premises)) site as a residence.

4 SECTION 9. Ordinance 10870, Section 207, and K.C.C. 21A.06.835 are each hereby  
5 amended to read as follows:

6 Park. Park: a site designed or developed for recreational use by the public including,  
7 but not limited to:

8 A. Indoor facilities, such as:

- 9 1. Gymnasiums
- 10 2. Swimming pools; or
- 11 3. Activity centers; ((and))

12 B. Outdoor facilities, such as:

- 13 1. Playfields;
- 14 2. Fishing areas; ((or))
- 15 3. Picnic and related outdoor activity areas; ((and)) or
- 16 4. Approved campgrounds;

17 C. Areas and trails for:

- 18 1. Hikers;
- 19 2. Equestrians;
- 20 3. Bicyclists; or
- 21 4. Off-road recreational vehicle users((,));

22 D. Recreation space areas required under K.C.C. 21A.14.180;

23 E. Play areas required under K.C.C. 21A.14.190; and

1 F. Facilities for on-site maintenance.

2 SECTION 10. Ordinance 10870, Section 300, and K.C.C. 21A.06.1300 are each  
3 hereby repealed.

4 ((~~Transit park and ride lot. Transit park and ride lot: vehicle parking specifically for~~  
5 ~~the purpose of access to a public transit system.))~~

1                    SECTION 11. Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040  
 2 are each hereby amended to read as follows:

3  
 4                    21A.08.040 A. Recreational/Cultural land uses.

KEY	
P	Permitted Use
C	Conditional Use
S	Special Use

	RESORTS			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
	A	F	M	RA	UR	R1-0	R12-48	MB	CB	RB	O	I
Z	G	O	I	U	RE	RE	RE	EU	OU	EU	F	N
O	R	R	N	R	BS	BS	BS	IS	MS	CS	F	D
N	I	E	E	A	AE	AI	AI	CI	MI	II	I	U
E	U	T	A	L	VR	VR	VR	HN	UN	ON	C	S
	L		L		V			BE	HE	HE	E	T
	T				E			OS	IS	AS		R
	U							RS	TS	LS		I
	R							IN	Y			A
	E							AL	OD			L

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-0	R12-48	MB	CB	RB	O	I
<b>PARK/RECREATION:</b>													
•	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		P18 C18a		P18 C18a	P18 C18a							P18 C18a
•	Destination Resorts		S		S	C							C
•	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P
•	Recreational Vehicle Park				C2	C2							
•	Sports club (17)				C4	C4	C4	C4	C	P	P		
•	Ski Area		S		S								
<b>AMUSEMENT/ENTERTAINMENT:</b>													
((7832))*	Theater									P6	P6	P6	
7833	Theater, Drive-in										C6		
((782))	((Pave-Theatrical-production))									((P6))	((P6))		((P))
783	Bowling center									P	P		P
((4))	((Sports-club))				((C4))	((C4))	((C4))	((C4))	((C))	((P))	((P))		
•	Golf facility				C7	F7	F7	F7					
7899 (14)	Amusement and recreation services				P8	P8	P8	P8		P	P		
•	Shooting range		C9		C9							C10	P10
•	Amusement arcades									P	P		
7895	Amusement park										C		
•	Outdoor performance center		S		C12	S					S		
<b>CULTURAL:</b>													
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum				P11	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
•	Conference Center				P11	P11 C	P11 C	P11 C	P		P	P	
					C12								

GENERAL 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 the specific Land Use see K.C.C. 21A.08

1 Recreation/Cultural land uses. B. Development Conditions.

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

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

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

5 c. Structures or service yards shall maintain a minimum distance of ~~((50))~~ fifty feet  
6 from property lines adjoining residential zones, except for structures in on-site recreation areas  
7 required in 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site  
8 required recreation areas shall be maintained pursuant to K.C.C. 21A.12.030; ((and))

9 d. Facilities in the F, A, or M zones, or in a designated Rural Farm or Forest  
10 District, shall be limited to trails and trailheads, and active recreation facilities including related  
11 accessory uses such as parking and sanitary facilities~~((-))~~; and

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

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

14 a. The maximum length of stay of any vehicle shall not exceed 180 days during a  
15 365 day period;

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

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

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

1 4. Not permitted in the RA-20 zone, or in the RA-10 zone when located in a  
2 designated Rural Farm District. Limited to recreation facilities subject to the following  
3 conditions and limitations:

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

6 b. For sports clubs, the gross floor area shall not exceed 10,000 square feet unless  
7 the building is on the same site or adjacent to a site where a public facility is located or unless  
8 the building is a non-profit facility located in the urban area; and

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

11 5. Limited to day moorage.

12 6. Adult use facilities shall be prohibited within 660 feet of any residential zones,  
13 any other adult use facility, or school licensed daycare centers, ((public)) parks, community  
14 centers, public libraries or churches which conduct religious or educational classes for minors.

15 7. Clubhouses, maintenance buildings and equipment storage areas, and driving  
16 range tees shall be at least 50 feet from residential property lines. Lighting for practice greens  
17 and driving range ball impact areas shall be directed away from adjoining residential zones.  
18 Within the RA zone, such facilities shall be permitted only in the RA-5 and RA-2.5 zones.

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

20 9.a. New structures and outdoor ranges shall maintain a minimum distance of  
21 ((50))fifty feet from property lines adjoining residential zones; provided that existing facilities  
22 shall be exempt;

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

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

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

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

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

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

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

15           11. Only as accessory to a park or in a building listed on the National Register as an  
16 historic site or designated as a King County landmark subject to the provisions of K.C.C.

17 21A.32.

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

21           13. ~~((Limited to publicly owned and operated park, s))~~ Subject to the following:

22           a. The park shall abut ~~((intervening roads notwithstanding, ))~~ an existing park on  
23 one or more sides, intervening roads notwithstanding;((,))

1 b. No bleachers or stadiums are permitted if the site is less than ten acres, and no  
2 public amusement devices for hire are permitted((+));

3 c. Any lights provided to illuminate any building or recreational area shall be so  
4 arranged as to reflect the light away from any premises upon which a dwelling unit is  
5 located((+)); and

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

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

9 15. Limited to golf driving ranges and subject to the provisions of KCC

10 21A.08.040B.7.

11 16. Subject to the following conditions:

12 a. The length of stay per party in campgrounds shall not exceed 180 days during a  
13 365 day period; and

14 b. Only for campgrounds that are part of a proposed or existing county park, which  
15 are subject to review and public hearings through the department of parks and recreation's  
16 master plan process pursuant to Ordinance 10897.

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

SECTION 12. Ordinance 10870, Section 332; as amended, and K.C.C. 21A.08.050

are each hereby amended to read as follows:

**21A.08.050 A. General Services land uses..**

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

Z O N E	RESOURCE				RESIDENTIAL				COMMERCIAL/INDUSTRIAL					
	A	F	M	R	U	R	U	R	N	B	C	R	C	I
	G	O	I	U	R	E	R	E	E	U	O	U	E	F
	R	R	N	R	B	S	B	S	S	M	S	G	S	F
	I	E	E	A	A	E	A	I	G	I	H	I	I	U
	C	S	R	L	N	R	N	C	H	N	U	N	O	S
	U	T	A			V		E	B	E	N	E	N	E
	L		L			E		N	O	S	S	A	S	R
	T								R	S	T	S	L	S
	U								I	H	Y			A
	R								A	O				L
	E								L	O				

SIC*	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NE	CB	RE	C	I
<b>PERSONAL SERVICES:</b>													
72	General Personal Service						C 26	C 26	P	P	P	P3	P3
7216	Drycleaning plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25	
*	Day care I	P6			P6	P6	P6	P	P	P	P	P7	P7
*	Day care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 C10	P9 C10			P10	P10	P10		P
753	Automotive repair (1)								P11	P	P		P
754	Automotive service								P11	P	P		P
76	Miscellaneous repair									P	P		P
866	Churches, synagogue, temple				P12 C28	P12 C	P12 C	P12 C	P	P	P	P	
83	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		
*	Theatrical Production Services									P31	P31		
*	Artist Studios				P29	P29	P29	P29	P	P	P	P30	P
*	Interim Recycling Facility	P21	P21	P21	P22		P22	P22	P23	P23	P		P
<b>HEALTH SERVICES:</b>													
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P
805	Nursing and personal care facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
<b>EDUCATION SERVICES:</b>													
*	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

**GENERAL 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. B. Development Conditions.

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

4 2. Except SIC Industry Group Nos.:

5 a. 835-Day Care Services, and

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

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

9 a. 723-Beauty Shops;

10 b. 724-Barber Shops;

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

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

13 e. 217-Carpet and Upholstery Cleaning.

14 4. Only as an accessory to a cemetery.

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

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

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

20 b. Outdoor play equipment shall maintain a minimum distance of ~~((20))~~ twenty feet  
21 from property lines adjoining residential zones.

22 7. Permitted as an accessory use, see commercial/industrial accessory, K.C.C.

23 21A.08.060A.

1           8. Only as a re-use of a public school facility subject to the provisions of K.C.C.  
2 21A.32, or an accessory use to a school, church, (~~(public)~~) park, sport club or public housing  
3 administered by a public agency, provided:

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

6           b. Outdoor play equipment shall maintain a minimum distance of (~~(20)~~) twenty feet  
7 from property lines adjoining residential zones;

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

10           d. Hours of operation may be restricted to assure compatibility with surrounding  
11 development.

12           9. As a home occupation only, provided that the square footage limitations in K.C.C.  
13 21A.30 for home occupations appl(~~(ies)~~)y only to the office space for the clinic, and provided  
14 further that:

15           a. Boarding or overnight stay of animals is allowed only on sites of (~~(5)~~) five acres  
16 or more;

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

18           c. The portion of the building or structure in which animals are kept or treated shall  
19 be soundproofed. All run areas, excluding confinement areas for livestock, shall be  
20 surrounded by an eight-foot solid wall and surfaced with concrete or other impervious  
21 material; and

22           d. The provisions of K.C.C. 21A.30 relative to animal keeping are met.

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

