



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

July 14, 2009

Ordinance 16594

Proposed No. 2009-0174.2

Sponsors Dunn and Hague

1 AN ORDINANCE relating to zoning; and amending
2 K.C.C. 21A.08.040, Ordinance 10870, Section 332, as
3 amended, and K.C.C. 21A.08.050, Ordinance 10870,
4 Section 333, as amended, and K.C.C. 21A.08.060,
5 Ordinance 10870, Section 424, as amended, and K.C.C.
6 21A.20.060, Ordinance 10870, Section 427, as amended,
7 and K.C.C. 21A.20.080 and Ordinance 13130, Section 3,
8 and K.C.C. 21A.32.045.

9
10 SECTION 1. Ordinance 10870, Section 332, as amended, and K.C.C.

11 21A.08.050 are each hereby amended to read as follows:

12 A. General services land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
	L			L			E		N	O	S	I	S	A	S		R
	T								T	R	S	T	S	L	S		I

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		U R E						I A L	H O D	Y			A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C25 C37	C25 C37	P	P	P	P3	P3
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24	
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P10	P10	P10		P
753	Automotive Repair (1)								P11	P	P		P
754	Automotive Service								P11	P	P		P
76	Miscellaneous Repair	C33			P32 C33	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13 and 31	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C31	P14 C	P14 C						

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0752	Animal specialty services				C P 35 P 36	C			P	P	P	P	P
*	Kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21	P
*	Dog training facility	C34			C34	C34			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13 C37	P12 C 13 C37	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
	EDUCATION SERVICES:												
*	Elementary School				P15 and 31	P	P	P		P16c	P16c	P16c	
*	Middle/Junior High School				P16 C15 and 31	P	P	P		P16c	P16c	P16c	
*	Secondary or High School				P16 C15 and 26 and 31	P26	P26	P26		P16c C	C	P16c	
*	Vocational School				P13 C31	P13 C	P13 C	P13 C			P	P17	P

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*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				P16 C15 and 23 and 31	P23 C	P23 C	P23 C	C	P	P	P	P
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*Definition of this specific Land Use, see K.C.C. chapter 21A.06.											

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

30 6. Only as an accessory to residential use, and:

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

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

35 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
36 21A.08.060.A.

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

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

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

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

46 d. Hours of operation may be restricted to assure compatibility with
47 surrounding development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

78 13.a. Except as otherwise provided in 13.b of this subsection, ((Θ))only as a
79 reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

80 b. Allowed for a social service agency on a site in the NB zone that serves
81 transitional or low-income housing located within three hundred feet of the site on which
82 the social service agency is located.

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

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

92 16.a. For middle or junior high schools and secondary or high schools or school
93 facilities, only as a reuse of a public school facility or school facility subject to K.C.C.
94 chapter 21A.32. An expansion of such a school or a school facility shall be subject to
95 approval of a conditional use permit and the expansion shall not require or result in an
96 extension of sewer service outside the urban growth area, unless a finding is made that no

97 cost-effective alternative technologies are feasible, in which case a tightline sewer sized
98 only to meet the needs of the public school, as defined in RCW 28A.150.010, or the
99 school facility may be used.

100 b. Renovation, expansion, modernization or reconstruction of a school, a
101 school facility, or the addition of relocatable facilities, is permitted but shall not require
102 or result in an expansion of sewer service outside the urban growth area, unless a finding
103 is made that no cost-effective alternative technologies are feasible, in which case a
104 tightline sewer sized only to meet the needs of the public school, as defined in RCW
105 28A.150.010, or the school facility may be used.

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

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

108 18. Limited to resource management education programs.

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

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

111 b. Except as provided in subsection c. of this subsection, ((A))all instruction
112 must be within an enclosed structure; ~~((and))~~

113 c. Outdoor instruction may be allowed on properties at least two and one-half
114 acres in size. Any outdoor activity must comply with the requirements for setbacks in
115 K.C.C. chapter 21A.12; and

116 d. Structures used for the school shall maintain a distance of twenty-five feet
117 from property lines adjoining residential zones.

118 20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

166 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
167 21A.32 or as a joint use of an existing public school facility.

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

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

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

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

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

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

180 33. Accessory to agricultural or forestry uses provided:

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

183 b. the lot is at least five acres.

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

187 34. Subject to the following:

188 a. the lot is at least five acres.

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

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

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

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

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

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

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

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

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

207 36. Limited to kennel-free dog boarding and daycare facilities, and:
 208 a. the property shall be at least five acres;
 209 b. buildings housing dogs shall be no less than seventy-five feet from property
 210 lines;
 211 c. outdoor exercise areas shall be located no less than thirty feet from property
 212 lines and shall be fenced in a manner sufficient to contain the dogs;
 213 d. the number of dogs allowed shall be limited to twenty-five, consistent with
 214 the provisions for hobby kennels as outline in K.C.C. 11.04.060.B;
 215 e. training and grooming are ancillary services which may be provided only to
 216 dogs staying at the facility;
 217 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
 218 and no later than 7 p.m.; and
 219 g. no new facility shall be permitted to be established after one year from the
 220 effective date of this ordinance.

221 37. Not permitted in R-1 and subject to the additional requirements in section 30
 222 of this ordinance.

223 SECTION 2. Ordinance 10870, Section 333, as amended and K.C.C. 21A.08.060
 224 are each hereby amended to read as follows:

225 A. Government/business services land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T

