

ZONING CODE

1 NEW SECTION. SECTION 1. A new section is hereby added to K.C.C. chapter 21A.06
2 to read as follows:

3 Off-road vehicle: any nonstreet licensed or non-licensed vehicle when used for recreational
4 purposes on nonhighway roads, trails, or a variety of other natural terrain. Such vehicles include,
5 but are not limited to, all-terrain vehicles, motorcycles, four-wheel drive vehicles, and dune
6 buggies.

7 SECTION 2. Ordinance 10870, Section 207, as amended, and K.C.C. 21A.06.835 are each
8 hereby amended to read as follows:

9 Park: a site designed or developed for recreational use by the public including, but not
10 limited to:

11 A. Indoor facilities, such as:

- 12 1. Gymnasiums
- 13 2. Swimming pools; or
- 14 3. Activity centers;

15 B. Outdoor facilities, such as:

- 16 1. Playfields;
- 17 2. Fishing areas;
- 18 3. Picnic and related outdoor activity areas; or
- 19 4. Approved campgrounds;

20 C. Areas and trails for:

- 21 1. Hikers;

- 22 2. Equestrians; or
- 23 3. Bicyclists((;øf))
- 24 ~~4. Off-road recreational vehicle users));~~
- 25 D. Recreation space areas required under K.C.C. 21A.14.180;
- 26 E. Play areas required under K.C.C. 21A.14.190; and
- 27 F. Facilities for on-site maintenance. (Ord. 13022 § 9, 1998: Ord. 10870 § 207, 1993).
- 28 SECTION 3. Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040 are each
- 29 hereby amended to read as follows:
- 30 A. Recreational/cultural land uses.

| KEY | | RESOURCE | | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | |
|-------------------|---|----------|-----|-----|-------------|-----|------|--------|-----------------------|-----|-----|---|-----|
| P-Permitted Use | Z O N E | 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 | | R | R | N | R | B S | B | S | I S | M S | G S | F | D |
| | | I | E | E | A | A E | A | I | G I | M I | I I | I | U |
| | | C | S | R | L | N R | N | D | H N | U N | O N | C | S |
| | | U | T | A | | V | E | E | B E | N E | N E | E | T |
| | | L | | L | | | | N | O S | I S | A S | | R |
| | | T | | | | | | T | R S | T S | L S | | I |
| | | U | | | | | | I | H | Y | | | A |
| | | R | | | | | | A | O | | | | A |
| | | E | | | | | | L | O | | | | L |
| | | | | | | | | | D | | | | |
| SIC# | SPECIFIC LAND USE | 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 |
| | Large Active Recreation and Multiuse Park | | 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 | | P16 | P16 | P16 | P16 | | | | | | | P16 |
| | | | C16 | | C16 | C16 | | | | | | | C16 |
| | | | a | | a | a | | | | | | | a |
| * | Destination Resorts | | S | | S18 | C | | | | | C | | |
| * | Marina | | C 3 | | C4 | C4 | C4 | C4 | P5 | P | P | P | P |

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|-------------------|--------------------------------------|----------|------------|-----|--|----------------------------------|----------------------------------|----------------------------------|-----------------------|-----|-----|-----|-----|---|---|---|---|
| P-Permitted Use | Z O N E | A | F | M | R | U | R | U | R | N | B | C | B | R | B | O | I |
| C-Conditional Use | | G | O | I | U | R | R | E | E | B | C | U | E | U | F | N | |
| S-Special Use | | R | R | N | R | B | S | B | S | I | S | M | S | G | S | I | C |
| | | I | E | E | A | A | E | A | I | G | I | M | I | I | O | I | N |
| | | C | S | R | L | A | E | A | D | H | N | U | N | O | N | E | S |
| | | U | T | A | | | | | E | B | E | U | N | E | A | S | |
| | | L | | L | | | | | N | O | S | I | S | S | | | |
| | | T | | | | | | | D | R | S | T | S | L | S | | |
| | | T | | | | | | | N | H | O | | | | | | |
| | | U | | | | | | | T | O | | | | | | | |
| | | R | | | | | | | I | O | | | | | | | |
| | | E | | | | | | | A | D | | | | | | | |
| | | | | | | | | | L | | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I | | | | |
| 7999 (14) | Amusement and Recreation Services | | P21 | P21 | P8 P21 ((S)) C15 and 18 | P8((S)) P21 P22 C15 | P8((S)) P21 P22 C15 | P8((S)) P21 P22 C15 | P21 P22 | P | P | P21 | P21 | | | | |
| * | Indoor Paintball Range | | | | | | | | P26 | P26 | | | P26 | | | | |
| * | Outdoor Paintball Range | | | | C27 | C27 | | | | | | | | | | | |
| * | <u>Off-road Vehicles</u> | | <u>C28</u> | | <u>C28</u> | | | | | | | | P | | | | |
| * | Shooting Range | | C9 | | C9 and 18 | | | | | | C10 | | P10 | | | | |
| * | Amusement Arcades | | | | | | | | P | P | | | | | | | |
| 7996 | Amusement Park | | | | | | | | | | C | | | | | | |
| * | Outdoor Performance Center | | S | | C12 S18 | | P20 | P20 | | | S | | | | | | |
| | CULTURAL: | | | | | | | | | | | | | | | | |
| 823 | Library | | | | P11 | P11 C | P11 C | P11 C | P | P | P | P | | | | | |
| 841 | Museum | C23 | C23 | | P11 | P11 C | P11 C | P11 C | P | P | P | P | P | | | | |
| 842 | Arboretum | P | P | | P | P | P | P | P | P | P | P | | | | | |

| KEY | | RESOURCE | | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | |
|-------------------|-------------------|---|---|---|-------------|-----|------|--------|-----------------------|-----|-----|---|---|
| P-Permitted Use | Z O N E | 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 | | R | R | N | R | B S | B | S | I S | M S | G S | F | D |
| | | I | E | E | A | A E | A | I | G I | M I | I I | I | U |
| | | C | S | R | L | N R | N | D | H N | U N | O N | C | S |
| | | U | T | A | | N V | | E | B E | N E | N E | E | T |
| | | L | | L | | E | | N | O S | I S | A S | | R |
| | | T | | | | | | T | R S | T S | L S | | I |
| | | U | | | | | | I | H | Y | | | A |
| | | R | | | | | | A | O | | | | L |
| | | E | | | | | | L | O | | | | |
| | | | | | | | | | D | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I |
| * | Conference Center | | | | P11 | P11 | P11 | P11 | P | | P | P | |
| | | | | | C12 | C12 | C | C | | | | | |
| 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. | | | | | | | | | | | |

- 31 B. Development conditions.
- 32 1. The following conditions and limitations shall apply, where appropriate:
- 33 a. No stadiums on sites less than ten acres;
- 34 b. Lighting for structures and fields shall be directed away from residential areas;
- 35 c. Structures or service yards shall maintain a minimum distance of fifty feet from
- 36 property lines adjoining residential zones, except for structures in on-site recreation areas required
- 37 in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site
- 38 required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;
- 39 d. Facilities in the A zone shall be limited to trails and trailheads, including related
- 40 accessory uses such as parking and sanitary facilities; (~~and~~)
- 41 e. Overnight camping is allowed only in an approved campground; and

42 f. In the RA zone, active recreation facilities shall be limited to a size and scale designed
43 to serve areas outside the urban growth area.

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

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

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

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

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

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

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

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

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

61 5. Limited to day moorage.

62 6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of
63 any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or
64 trails, community centers, public libraries or churches. In addition, adult entertainment businesses

65 shall not be located closer than three thousand feet to any other adult entertainment business.
66 These distances shall be measured from the property line of the parcel or parcels proposed to
67 contain the adult entertainment business to the property line of the parcels zoned RA, UR or R or
68 that contain the uses identified in this subsection B.6.a.

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

73 7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees
74 shall be at least fifty feet from residential property lines. Lighting for practice greens and driving
75 range ball impact areas shall be directed away from adjoining residential zones. Applications shall
76 comply with adopted best management practices for golf course development. Within the RA
77 zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in
78 designated rural forest focus area, regionally significant resource areas or locally significant
79 resource areas. Ancillary facilities associated with a golf course are limited to practice putting
80 greens, maintenance buildings and other structures housing administrative offices or activities that
81 provide convenience services to players. These convenience services are limited to a pro shop,
82 food services and dressing facilities and shall occupy a total of no more than ten thousand square
83 feet. Furthermore, the residential density that is otherwise permitted by the zone shall not be used
84 on other portions of the site through clustering or on other sites through the transfer of density
85 provision. This residential density clustering or transfer limitation shall be reflected in a deed
86 restriction that is recorded at the time applicable permits for the development of the golf course are
87 issued.

- 88 8. (~~Limited to~~) For a golf driving range, only as:
- 89 a. an accessory to golf courses; or
- 90 b. an accessory to a large active recreation and multiuse park.
- 91 9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet
- 92 from property lines adjoining residential zones, but existing facilities shall be exempt.
- 93 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets or arrows
- 94 from leaving the property.
- 95 c. Site plans shall include: safety features of the range; provisions for reducing sound
- 96 produced on the firing line; elevations of the range showing target area, backdrops or butts; and
- 97 approximate locations of buildings on adjoining properties.
- 98 d. Subject to the licensing provisions of K.C.C. Title 6.
- 99 10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title
- 100 6;
- 101 b. Indoor ranges shall be designed and operated so as to provide a healthful environment
- 102 for users and operators by:
- 103 (1) installing ventilation systems that provide sufficient clean air in the user's breathing
- 104 zone, and
- 105 (2) adopting appropriate procedures and policies that monitor and control exposure
- 106 time to airborne lead for individual users.
- 107 11. Only as accessory to a park or in a building listed on the National Register as an
- 108 historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.
- 109 12. Only as accessory to a nonresidential use established through a discretionary permit
- 110 process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This

111 condition applies to the UR zone only if the property is located within a designated unincorporated
112 rural town.

113 13. Subject to the following:

114 a. The park shall abut an existing park on one or more sides, intervening roads
115 notwithstanding;

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

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

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

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

123 15. ~~((Limited to))~~ a. For golf driving ranges, ~~((and))~~ subject to subsection B.7. of this
124 section.

125 b. For all other amusement and recreation services:

126 i. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on sites at
127 least five acres or larger;

128 ii. Retail sales are limited to incidental sales to patrons of the amusement or recreation
129 service; and

130 iii. Does not involve the operation of motor vehicles or off-road vehicles, including but
131 not limited to, motorcycles and gocarts;

132 16. Subject to the following conditions:

133 a. The length of stay per party in campgrounds shall not exceed one hundred eighty days
134 during a three-hundred-sixty-five-day period; and

135 b. Only for campgrounds that are part of a proposed or existing county park, that are
136 subject to review and public meetings through the department of natural resources and parks.

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

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

140 19. Only as ~~((an))~~ accessory to a large active recreation and multiuse park.

141 20. Only as ~~((an))~~ accessory to a large active recreation and multiuse park and with the
142 floor area of an individual outdoor performance center stage limited to three thousand square feet.

143 21. Limited to rentals of sports and recreation equipment with a total floor area of no
144 more than seven hundred and fifty square feet and ~~((Θ))~~ only as an accessory to a park, or in the RA
145 zones, to a large active recreation and multiuse park~~((in the RA zones, and limited to:~~

146 ~~a. rentals of sports and recreation equipment; and~~

147 ~~b. a total floor area of seven hundred and fifty square feet)).~~

148 22. Only as an accessory to a large active recreation and multiuse park and limited to:

149 a. water slides, wave pools and associated water recreation facilities; and

150 b. rentals of sports and recreation equipment.

151 23. Limited to natural resource and heritage museums and only allowed in a farm or
152 forestry structure, including but not limited to barns or sawmills, existing as of December 31, 2003.

153 24. Use is permitted without a conditional use permit only when in compliance with all of
154 the following conditions:

155 a. The use is limited to camps for youths or for persons with special needs due to a
156 disability, as defined by the American With Disabilities Act of 1990, or due to a medical condition
157 and including training for leaders for those who use the camp;

158 b. Active recreational activities shall not involve the use of motorized vehicles such as
159 cross-country motorcycles or all-terrain vehicles or the use of firearms. The prohibition on
160 motorized vehicles does not apply to such vehicles that may be necessary for operation and
161 maintenance of the facility or to a client-specific vehicle used as a personal mobility device;

162 c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number of
163 overnight campers, not including camp personnel, in a new camp shall not exceed:

164 (a) one hundred and fifty for a camp between twenty and forty acres; or

165 (b) for a camp greater than forty acres, but less than two hundred and fifty acres, the
166 number of users allowed by the design capacity of a water system and on-site sewage disposal
167 system approved by the department of health, Seattle/King County, up to a maximum of three
168 hundred and fifty; and

169 (2) Existing camps shall be subject to the following:

170 (a) For a camp established prior to August 11, 2005, with a conditional use permit and
171 is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers,
172 not including camp personnel, may be up to one hundred and fifty campers over the limit
173 established by subsection B.24.c.(1)(b) of this section.

174 (b) For a camp established prior to August 11, 2005, with a conditional use permit and
175 is one hundred and sixty acres or larger, but less than two hundred acres, the number of overnight
176 campers, not including camp personnel, may be up to three hundred and fifty campers over the
177 limit established by subsection B.24.c.(1)(b) of this section. The camp may terminate operations at

178 its existing site and establish a new camp if the area of the camp is greater than two hundred and
179 fifty acres and the number of overnight campers, not including camp personnel, shall not exceed
180 seven hundred.

181 d. The length of stay for any individual overnight camper, not including camp
182 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

183 e. The camp facilities, such as a medical station, food service hall, and activity rooms,
184 shall be of a scale to serve overnight camp users;

185 f. The minimum size of parcel for such use shall be twenty acres;

186 g. Except for any permanent caretaker residence, all new structures where camp users
187 will be housed, fed or assembled shall be no less than fifty feet from properties not related to the
188 camp;

189 h. In order to reduce the visual impacts of parking areas, sports and activity fields or
190 new structures where campers will be housed, fed or assembled, the applicant shall provide a Type
191 3 landscape buffer no less than twenty feet wide between the nearest property line and such
192 parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to
193 achieve the required level of screening;

194 i. If the site is adjacent to an arterial roadway, access to the site shall be directly onto
195 said arterial unless direct access is unsafe due inadequate sight distance or extreme grade
196 separation between the roadway and the site;

197 j. If direct access to the site is via local access streets, transportation demand
198 management measures, such as use of carpools, buses or vans to bring in campers, shall be used to
199 minimize traffic impacts;

200 k. Any lights provided to illuminate any building or recreational area shall be so
201 arranged as to reflect the light away from any adjacent property; and

202 l. A community meeting shall be convened by the applicant prior to submittal of an
203 application for permits to establish a camp, or to expand the number of camp users on an existing
204 camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the meeting shall be
205 provided at least two weeks in advance to all property owners within five hundred feet (or at least
206 twenty of the nearest property owners, whichever is greater). The notice shall at a minimum
207 contain a brief description of the project and the location, as well as, contact persons and numbers.

208 25. Limited to theaters primarily for live productions located within a Rural Town
209 designated by the King County Comprehensive Plan.

210 26.a. Only in an enclosed building; and

211 b. A copy of the current liability policy of not less than one million dollars for
212 bodily injury or death shall be maintained in the department.

213 27. Minimum standards for outdoor paintball recreation fields:

214 a. The minimum site area is twenty-five acres;

215 b. Structures shall be no closer than one hundred feet from any lot line adjacent to a
216 residential zoned property;

217 c. The area where paintballs are discharged shall be located more than three hundred
218 feet of any lot line and more than five hundred feet from the lot line of any adjoining residential
219 property. The department may allow for a lesser setback if it determines through the conditional
220 use permit review that the lesser setback in combination with other elements of the site design
221 provides adequate protection to adjoining properties and rights-of-ways;

222 d. A twenty-foot high nylon mesh screen shall be installed around all play areas and shall
223 be removed at the end of each day when the play area is not being used. The department may
224 allow for the height of the screen to be lowered to no less than ten feet if it determines through the
225 conditional use permit review that the lower screen in combination with other elements of the site
226 design provides adequate protection from discharged paintballs;

227 e. All parking and spectator areas, structures and play areas shall be screened from
228 adjoining residential zoned property and public rights of way with Type 1 landscaping at least ten
229 feet wide;

230 f. Any retail sales conducted on the property shall be accessory and incidental to the
231 permitted activity and conducted only for the participants of the site;

232 g. A plan of operations specifying days and hours of operation, number of participants
233 and employees, types of equipment to be used by users of the site, safety procedures, type of
234 compressed air fuel to be used on the site and storage and maintenance procedures for the
235 compressed air fuel shall be provided for review in conjunction with the conditional use permit
236 application. All safety procedures shall be reviewed and approved by department of public safety
237 prior to submittal of the conditional use permit application. All activities shall be in compliance
238 with National Paintball League standards;

239 h. The hours of operation shall be limited to Saturdays and Sundays and statutory
240 holidays from 8:30 a.m. to 8:30 p.m., and further restricted as applicable to daylight hours;

241 i. No more than one hundred paintball players shall be allowed on the site at any one
242 time;

243 j. No outdoor lights or amplified sounds shall be permitted;

244 k. The facility shall have direct access to a road designated as a major collector (or
245 higher) in the Comprehensive Plan unless the department determines through the conditional use
246 permit review that the type and amount of traffic generated by the facility is such that it will not
247 cause an undue impact on the neighbors or adversely affect safety of road usage;

248 1. The facility shall be secured at the close of business each day;

249 m. All equipment and objects used in the paintball activities shall be removed from the
250 site within ninety days of the discontinuance of the paintball use; and

251 6. A copy of the current liability policy of not less than one million dollars for bodily
252 injury or death shall be submitted with the conditional use permit application and shall be
253 maintained in the department.

254 28.a. In the RA zone, only as accessory to a residential use and limited to lots five acres or
255 larger and subject to the following conditions:

256 (1) Off-road vehicles may not be operated later than 8:00 p.m. on any given week night;

257 (2) Off-road vehicles may not be operated for more than a total of four hours on any
258 day;

259 (3) Off-road vehicles may not be operated on Sundays before 1:00 p.m.;

260 (4) Only residents of the property and guests of the residents may operate the off-road
261 vehicles; and

262 (5) No more than four off-road vehicles may be operated at any one time and no more
263 than eight individuals may operate off-road vehicles on any given day; and

264 b. Any track or course used by off-road vehicles shall be at least seventy-five feet from
265 property lines and shall not intrude into a wetland, aquatic area or wildlife habitat conservation
266 area or into their buffers.

267 SECTION 4. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are

268 each hereby amended to read as follows:

269 A. General services land uses.

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

| KEY | | RESOURCE | | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | | | |
|-------------------|--------------------------------|----------|---|---|----------------------|------------|------------|------------|-----------------------|-----|-----|-----|---|---|---|---|---|---|
| P-Permitted Use | Z | 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 | | 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 | | | E | | N | O | S | I | S | A | S | | R |
| | | | | | | | | | | T | R | S | T | S | L | S | | I |
| | | | | | | | | | | I | H | Y | | | | | | A |
| | | | | | | | | | | A | O | | | | | | | L |
| | | | | | | | | | | L | O | | | | | | | |
| | | | | | | | | | | D | | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I | | | | | |
| 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 | | | | | | | | | | | |
| 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 | | | | | |

| KEY | | RESOURCE | | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | | |
|-------------------|--------------------------------------|----------|---|---|----------------------|-------------|--------------------|--------------------|-----------------------|------|------|------|---|---|---|---|---|
| P-Permitted Use | Z | 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 | | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| | O | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | N | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | E | U | T | A | | | V | | E | B | E | N | E | N | E | E | T |
| | L | | | L | | | E | | N | O | S | I | S | A | S | | R |
| | T | | | | | | | | T | R | S | T | S | L | S | | I |
| | U | | | | | | | | I | H | Y | | | | | | A |
| | R | | | | | | | | A | O | | | | | | | L |
| | E | | | | | | | | L | O | | | | | | | |
| | | | | | | | | | D | | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I | | | | |
| * | 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 | | | | | |

| 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 | A | A E | A I | | G I | M I | I I | I U | |
| | | N | C | S | R | N R | N D | | H N | U N | O N | C S | |
| | | E | U | T | A | V | E | | B E | N E | N E | E T | |
| | | L | | L | | E | N | | O S | I S | A S | R | |
| | | T | | | | | T | | R S | T S | L S | I | |
| | | U | | | | | I | | H | Y | | A | |
| | | R | | | | | A | | O | | | L | |
| | | E | | | | | L | | O | | | | |
| | | | | | | | | | D | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I |
| * | Secondary or High School | | | | P16 C15 and 26 and 31 | P26 | P26 | P26 | | | P16c C | P16c | |
| * | Vocational School | | | | P13 C31 | P13 C | P13 C | P13 C | | | P | P17 | P |
| * | Specialized Instruction School | | P18 | | P19 C20 and 31 | P19 C20 | P19 C20 | P19 C20 | P | P | P | P17 | P |
| * | School District Support Facility | | | | P16 C15 and 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. | | | | | | | | | | | |

- 270 B. Development conditions.
- 271 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
- 272 2. Except SIC Industry Group Nos.:
- 273 a. 835-Day Care Services, and

- 274 b. 836-Residential Care, which is otherwise provided for on the residential permitted
275 land use table.
- 276 3. Limited to SIC Industry Group and Industry Nos.:
- 277 a. 723-Beauty Shops;
- 278 b. 724-Barber Shops;
- 279 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 280 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 281 e. 217-Carpet and Upholstery Cleaning.
- 282 4. Only as an accessory to a cemetery, and prohibited from the UR zone only if the
283 property is located within a designated unincorporated Rural Town.
- 284 5. Structures shall maintain a minimum distance of one hundred feet from property lines
285 adjoining residential zones.
- 286 6. Only as an accessory to residential use, and:
- 287 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no
288 openings except for gates, and have a minimum height of six feet; and
- 289 b. Outdoor play equipment shall maintain a minimum distance of twenty feet from
290 property lines adjoining residential zones.
- 291 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
292 21A.08.060.A.
- 293 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32, or an
294 accessory use to a school, church, park, sport club or public housing administered by a public
295 agency, and:

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

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

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

302 d. Hours of operation may be restricted to assure compatibility with surrounding
303 development.

304 9.a. As a home occupation only, but the square footage limitations in K.C.C. chapter
305 21A.30 for home occupations apply only to the office space for the veterinary clinic, office space
306 for the kennel or office space for the cattery, and:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

334 b. Allowed for a social service agency serving transitional or low-income housing
335 located on lots within three hundred feet of the lot on which the social service agency is located.

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

339 15. Limited to projects which do not require or result in an expansion of sewer service
340 outside the urban growth area, unless a finding is made that no cost-effective alternative

341 technologies are feasible, in which case a tightline sewer sized only to meet the needs of the public
342 school, as defined in RCW 28A.150.010, or the school facility and serving only the public school
343 or the school facility may be used. New public high schools shall be permitted subject to the
344 review process set forth in K.C.C. 21A.42.140.

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

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

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

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

359 18. Limited to resource management education programs.

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

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

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

364 c. Outdoor instruction may be allowed on properties at least two and one-half acres in
365 size. Any outdoor activity must comply with the requirements for setbacks in K.C.C. chapter
366 21A.12; and

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

369 20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

425 33. Accessory to agricultural or forestry uses provided:

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

428 b. the lot is at least five acres.

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

432 34. Subject to the following:

- 433 a. the lot is at least five acres.
- 434 b. in the A zones, area used for dog training shall be located on portions of agricultural
435 lands that are unsuitable for other agricultural purposes, such as areas within the already developed
436 portion of such agricultural lands that are not available for direct agricultural production or areas
437 without prime agricultural soils.
- 438 c. structures and areas used for dog training shall maintain a minimum distance of
439 seventy-five feet from property lines.
- 440 d. all training activities shall be conducted within fenced areas or in indoor facilities.
441 Fences must be sufficient to contain the dogs.
- 442 35. Limited to animal rescue shelters and provided that:
- 443 a. the property shall be at least four acres;
- 444 b. buildings used to house rescued animals shall be no less than fifty feet from property
445 lines;
- 446 c. outdoor animal enclosure areas shall be located no less than thirty feet from property
447 lines and shall be fenced in a manner sufficient to contain the animals;
- 448 d. the facility shall be operated by a nonprofit organization registered under the Internal
449 Revenue Code as a 501(c)(3) organization; and
- 450 e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later
451 than 7 p.m.
- 452 36. Limited to kennel-free dog boarding and daycare facilities, and:
- 453 a. the property shall be at least five acres;
- 454 b. buildings housing dogs shall be no less than seventy-five feet from property lines;

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

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

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

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

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

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

467 SECTION 5. Ordinance 10870, Section 333, as amended and K.C.C. 21A.08.060 are each
 468 hereby amended to read as follows:

469 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 |
| | | L | | L | | | E | | N | O | S | I | S | A | S | | R |
| | | T | | | | | | | T | R | S | T | S | L | S | | I |
| | | U | | | | | | | I | H | | Y | | | | | A |
| | | R | | | | | | | A | O | | | | | | | L |
| | | E | | | | | | | L | O | | | | | | | |
| | | | | | | | | | D | | | | | | | | |

| SIC# | 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 C5 | P3 C | P3 C | P | P | P | P | P16 |
| * | Public agency or utility yard | | | | P27 | P27 | P27 | P27 | | | P | | P |
| * | Public agency archives | | | | | | | | | | P | P | P |
| 921 | Court | | | | | | | | | P4 | P | | P |
| 9221 | Police Facility | | | | P7 | P7 | P7 | P7 | P7 | P | P | P | P |
| 9224 | Fire Facility | | | | C6 and 33 | C6 | C6 | C6 | P | P | P | P | P |
| * | Utility Facility | P29 C28 | P29 C28 | P29 C28 | P29 C28 and 33 | P29 C28 | P29 C28 | P29 C28 | P | P | P | P | P |
| * | Commuter Parking Lot | | | | C 33 P19 | C P19 | C P19 | C 19 | P | P | P | P | P35 |
| * | Private Stormwater Management Facility | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 |
| * | Vector Waste Receiving Facility | P | P | P | P18 | P18 | P18 | P18 | P31 | P31 | P31 | P31 | P |
| BUSINESS SERVICES: | | | | | | | | | | | | | |
| * | Construction and Trade | | | | P34 | | | | | | P | P9 | P |
| * | Individual Transportation and Taxi | | | | | | | | | P25 | P | P10 | P |
| 421 | Trucking and Courier Service | | | | | | | | | P11 | P12 | P13 | P |
| * | Warehousing, (1) and Wholesale Trade | | | | | | | | | | | | P |
| * | Self-service Storage | | | | | | | C14 | P37 | P | P | P | P |
| 4221 | Farm Product Warehousing, | P15 | | | P15 | P15, | | | | | | | P |
| 4222 | Refrigeration and Storage | C36 | | | and 33 C36 | C36 | | | | | | | |
| * | Log Storage | P15 | P | | P26 and 33 | | | | | | | | P |
| 47 | Transportation Service | | | | | | | | | | | | P |

| KEY | | RESOURCE | | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | | |
|------------------------|--------------------------------------|----------|---|---|-------------|-----|------|--------|-----------------------|-----|-----|-----|-----|---|---|---|---|
| P-Permitted Use | Z | 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 | | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| | O | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | N | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | E | U | T | A | | | V | | E | B | E | N | E | N | E | E | T |
| | | L | | L | | | E | | N | O | S | I | S | A | S | | R |
| | | T | | | | | | | T | R | S | T | S | L | S | | I |
| | | U | | | | | | | I | H | | Y | | | | | A |
| | | R | | | | | | | A | O | | | | | | | L |
| | | E | | | | | | | L | O | | | | | | | |
| | | | | | | | | | D | | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I | | | | |
| 473 | Freight and Cargo Service | | | | | | | | | | P | P | P | | | | |
| 472 | Passenger Transportation Service | | | | | | | | P | P | P | | | | | | |
| 48 | Communication Offices | | | | | | | | | | P | P | P | | | | |
| 482 | Telegraph and other Communications | | | | | | | | P | P | P | P | | | | | |
| * | General Business Service | | | | | | | | P | P | P | P | P16 | | | | |
| * | Professional Office | | | | | | | | P | P | P | P | P16 | | | | |
| 7312 | Outdoor Advertising Service | | | | | | | | | | P | P17 | P | | | | |
| 735 | Miscellaneous Equipment Rental | | | | | | | | | P17 | P | P17 | P | | | | |
| 751 | Automotive Rental and Leasing | | | | | | | | P | P | | | P | | | | |
| 752 | Automotive Parking | | | | | | | | P20 | P20 | P21 | P20 | P | | | | |
| * | Off-Street Required Parking Lot | | | | P32 | P32 | P32 | P32 | P32 | P32 | P32 | P32 | P32 | | | | |
| 7941 | Professional Sport Teams/Promoters | | | | | | | | | | P | P | | | | | |
| 873 | Research, Development and Testing | | | | | | | | | | P2 | P2 | P2 | | | | |
| * | Heavy Equipment and Truck Repair | | | | | | | | | | | | P | | | | |
| ACCESSORY USES: | | | | | | | | | | | | | | | | | |
| * | Commercial/Industrial Accessory Uses | | | P | P22 | | | | P22 | P22 | P | P | P | | | | |

| KEY | | RESOURCE | | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | | |
|--------------------|---|----------|---|---|-------------|-----|----------|------------|-----------------------|-----|-----|-----|-----|-----|---|---|------|
| P-Permitted Use | Z O N E L T U R E | 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 | | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| | | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | | U | T | A | | | V | | E | B | E | N | E | N | E | E | T |
| | | L | | L | | | E | | N | O | S | I | S | A | S | | R |
| | | T | | | | | | | T | R | S | T | S | L | S | | I |
| | | U | | | | | | | I | H | | Y | | | | | A |
| | | R | | | | | | | A | O | | | | | | | L |
| | | E | | | | | | | L | O | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1- 8 | R12- 48 | | NB | CB | RB | O | I | | | (30) |
| * | Helistop | | | | | C23 | C23 | C23 | | C23 | C23 | C24 | C23 | C24 | | | |
| GENERAL | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; | | | | | | | | | | | | | | | | |
| CROSS | Development Standards, see chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; | | | | | | | | | | | | | | | | |
| REFERENCES: | 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. | | | | | | | | | | | | | | | | |

- 470 B. Development conditions.
- 471 1. Except self-service storage.
- 472 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational
- 473 Research, see general business service/office.
- 474 3.a. Only as a re-use of a public school facility or a surplus nonresidential facility
- 475 subject to the provisions of K.C.C. chapter 21A.32; or
- 476 b. only when accessory to a fire facility and the office is no greater than one thousand
- 477 five hundred square feet of floor area.
- 478 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
- 479 5. New utility office locations only if there is no commercial/industrial zoning in the
- 480 utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible

481 alternative location is possible, and provided further that this condition applies to the UR zone
482 only if the property is located within a designated unincorporated Rural Town.

483 6.a. All buildings and structures shall maintain a minimum distance of twenty feet from
484 property lines adjoining residential zones;

485 b. Any buildings from which fire-fighting equipment emerges onto a street shall
486 maintain a distance of thirty-five feet from such street;

487 c. No outdoor storage; and

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

490 7. Limited to storefront police offices. Such offices shall not have:

491 a. holding cells,

492 b. suspect interview rooms (except in the NB zone), or

493 c. long-term storage of stolen properties.

494 8. Private stormwater management facilities serving development proposals located on
495 commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless
496 participating in an approved shared facility drainage plan. Such facilities serving development
497 within an area designated urban in the King County Comprehensive Plan shall only be located in
498 the urban area.

499 9. No outdoor storage of materials.

500 10. Limited to office uses.

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

- 503 12. Limited to self-service household moving truck or trailer rental accessory to a
504 gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
- 505 13. Limited to SIC Industry No. 4215-Courier Services, except by air.
- 506 14. Accessory to an apartment development of at least twelve units provided:
- 507 a. The gross floor area in self service storage shall not exceed the total gross floor area
508 of the apartment dwellings on the site;
- 509 b. All outdoor lights shall be deflected, shaded and focused away from all adjoining
510 property;
- 511 c. The use of the facility shall be limited to dead storage of household goods;
- 512 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar
513 equipment;
- 514 e. No outdoor storage or storage of flammable liquids, highly combustible or
515 explosive materials or hazardous chemicals;
- 516 f. No residential occupancy of the storage units;
- 517 g. No business activity other than the rental of storage units; and
- 518 h. A resident director shall be required on the site and shall be responsible for
519 maintaining the operation of the facility in conformance with the conditions of approval.
- 520 15.a. The floor area devoted to warehousing, refrigeration or storage shall not exceed
521 two thousand square feet;
- 522 b. Structures and areas used for warehousing, refrigeration and storage shall maintain
523 a minimum distance of seventy-five feet from property lines adjoining residential zones; and
- 524 c. Warehousing, refrigeration and storage is limited to agricultural products and sixty
525 percent or more of the products must be grown or processed in the Puget Sound counties. At the

526 time of the initial application, the applicant shall submit a projection of the source of products to
527 be included in the warehousing, refrigeration or storage.

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

529 17. No outdoor storage.

530 18. Only as an accessory use to a public agency or utility yard, or to a transfer station.

531 19. Limited to new commuter parking lots designed for thirty or fewer parking spaces
532 or commuter parking lots located on existing parking lots for churches, schools, or other
533 permitted nonresidential uses that have excess capacity available during commuting; provided
534 that the new or existing lot is adjacent to a designated arterial that has been improved to a
535 standard acceptable to the department of transportation;

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

537 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
538 vehicles.

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

541 23. Limited to emergency medical evacuation sites in conjunction with police, fire or
542 health service facility. Helistops are prohibited from the UR zone only if the property is located
543 within a designated unincorporated Rural Town.

544 24. Allowed as accessory to an allowed use.

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

546 26. Limited to two acres or less.

547 27a. Utility yards only on sites with utility district offices; or

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

549 28. Limited to bulk gas storage tanks that pipe to individual residences but excluding
550 liquefied natural gas storage tanks.

551 29. Excluding bulk gas storage tanks.

552 30. For I-zoned sites located outside the urban growth area designated by the King
553 County Comprehensive Plan, uses shall be subject to the provisions for rural industrial uses in
554 K.C.C. chapter 21A.12.

555 31. Vector waste treatment, storage and disposal shall be limited to liquid materials.
556 Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other
557 covered structures), as well as enclosed buildings.

558 32. Provided:

559 a. Off-street required parking for a land use located in the urban area must be located
560 in the urban area;

561 b. Off-street required parking for a land use located in the rural area must be located in
562 the rural area; and

563 c.(1) ~~((Θ))~~Except as provided in c.(2) of this subsection, off-street required parking
564 must be located on a lot that would permit, either outright or through a land use permit approval
565 process, the land use the off-street parking will serve.

566 (2) Off-street required parking for a social service agency serving transitional or low-
567 income housing may be located on lots within three hundred feet of the social service agency,
568 regardless of zoning classification of the lot on which the parking is located.

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

571 34. Limited to landscape and horticultural services (SIC 078) that are accessory to a use
572 classified as retail nurseries, lawn and garden supply store (SIC 5261) and provided that
573 construction equipment for the accessory use shall not be stored on the premises.

574 35. Allowed as a primary or accessory use to an allowed industrial-zoned land use.

575 36. Accessory to agricultural uses provided:

576 a. In the RA zones and on lots less than thirty-five acres in the A zone, the floor area
577 devoted to warehousing, refrigeration or storage shall not exceed three thousand five hundred
578 square feet unless located in a farm structure, including but not limited to barns, existing as of
579 December 31, 2003;

580 b. On lots at least thirty-five acres in the A zones, the floor area devoted to
581 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless located
582 in a farm structure, including but not limited to barns, existing as of December 31, 2003;

583 c. In the A zones, structures and areas used for warehousing, refrigeration and storage
584 shall be located on portions of agricultural lands that are unsuitable for other agricultural
585 purposes, such as areas within the already developed portion of such agricultural lands that are
586 not available for direct agricultural production, or areas without prime agricultural soils;

587 d. Structures and areas used for warehousing, refrigeration or storage shall maintain a
588 minimum distance of seventy-five feet from property lines adjoining residential zones; and

589 e. Warehousing, refrigeration and storage is limited to agricultural products and sixty
590 percent or more of the products must be grown or processed in the Puget Sound counties. At the
591 time of the initial application, the applicant shall submit a projection of the source of products to
592 be included in the warehousing, refrigeration or storage.

593 37. Use shall be limited to the NB zone on parcels outside of the Urban Growth Area,
594 Rural Towns and Rural Neighborhoods and the building floor area devoted to such use shall not
595 exceed ten thousand square feet.

596 SECTION 6. Ordinance 10870, Section 424, as amended, and K.C.C. 21A.20.060 are each
597 hereby amended to read as follows:

598 A. All signs, except billboards, community bulletin boards, community identification
599 signs, political signs, real estate signs and special event signs, shall be on-premise signs, except
600 that uses located on lots without public street frontage in business, office and industrial zones may
601 have one off-premise directional sign of no more than sixteen square feet.

602 B. Fuel price signs shall not be included in sign area or number limitations of K.C.C.
603 21A.20.090, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed twenty
604 square feet per street frontage.

605 C. Except as otherwise provided in K.C.C. 21A.20.115, projecting and awning signs and
606 signs mounted on the sloping portion of roofs shall not be permitted for uses in the Resource and
607 Residential zones. In other zones, projecting and awning signs and signs mounted on the sloping
608 portion of roofs may be used in lieu of wall signs, but only if:

- 609 1. They maintain a minimum clearance of eight feet above finished grade;
- 610 2. They do not project more than six feet perpendicular from the supporting building
611 facade;
- 612 3. They meet the standards of K.C.C. 21A.20.060J. if mounted on the roof of a building;
- 613 and
- 614 4. They shall not exceed the number or size permitted for wall signs in a zone.

615 D. Changing message center signs, and time and temperature signs, which can be a wall or
616 freestanding sign, shall not exceed the size permitted for a wall or freestanding sign(~~(, and)~~).
617 Changing message center signs shall be permitted for all uses only in the NB, CB, RB, O and I
618 zones and only for elementary, middle, junior, secondary, and high schools and colleges and
619 universities in the RA zone. Changing message center signs and time and temperature signs shall
620 not exceed the maximum sign height permitted in the zone.

621 E. Directional signs shall not be included in the sign area or number limitation of K.C.C.
622 21A.20.070, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed six
623 square feet in surface area and are limited to one for each entrance or exit to surface parking areas
624 or parking structure.

625 F. Regarding sign illumination and glare:

626 1. Except as otherwise provided in this chapter, ((A))all signs may be illuminated;

627 2. The light source for indirectly illuminated signs shall be no farther away from the sign
628 than the height of the sign;

629 ~~((2.))~~ 3. Indirectly and directly illuminated signs shall be arranged so that no direct rays
630 of light are projected from such artificial source into residences or any street right-of-way(~~(-)~~);

631 ~~((3.))~~ 4. Electrical requirements for signs shall be governed by chapter 19.28 RCW and
632 WAC 296-46-910; and

633 ~~((4.))~~ 5. Signs with an on/off operation shall be permitted only in the CB, RB and I zones.

634 G. Maximum height for wall signs shall not extend above the highest exterior wall or
635 structure upon which the sign is located.

636 H. Maximum height for projecting signs shall not extend above the highest exterior wall
637 upon which the projecting sign is located.

638 I. Maximum height for awning signs shall not extend above the height of the awning upon
639 which the awning sign is located.

640 J. Any sign attached to the sloping surface of a roof shall be installed or erected in such a
641 manner that there are no visible support structures, shall appear to be part of the building itself, and
642 shall not extend above the roof ridge line of the portion of the roof upon which the sign is attached.

643 K. Except as otherwise permitted by this chapter, off-premise directional signs shall not
644 exceed four square feet in sign area.

645 L. Mixed use developments in the NB, CB, RB or O zones are permitted one permanent
646 residential identification sign not exceeding thirty-two square feet in addition to the maximum sign
647 area requirements in the zone where the mixed use development is located.

648 SECTION 7. Ordinance 10870, Section 427, as amended, and K.C.C. 21A.20.080 are each
649 hereby amended to read as follows:

650 Except as otherwise provided in K.C.C. 21A.20.115, signs in the R, UR and RA zones are
651 limited as follows:

652 A. Nonresidential use:

653 1. One indirectly illuminated sign identifying nonresidential uses, not exceeding twenty-
654 five square feet and not exceeding six feet in height is permitted; and

655 2. Schools are permitted one sign per school or school facility entrance, which may be
656 located in the setback. Two additional wall signs attached directly to the school or school facility
657 are permitted. Changing message center signs, if allowed under K.C.C. 21A.20.060, shall be

658 limited to hours of operation between 7 a.m. and 10 p.m.((;

659 3. Home-occupation and home industry signs are limited to:

660 a. ~~wall signs not exceeding ten percent of the building façade on which they are located;~~
661 ~~and~~
662 ~~b. one freestanding sign not exceeding six square feet for each street frontage of at least~~
663 ~~one hundred feet)).~~

664 B. Residential use:

- 665 1. One residential identification sign not exceeding two square feet is permitted; ~~((and))~~
666 2. One permanent residential development identification sign not exceeding thirty-two
667 square feet is permitted for each entrance into a development. The maximum height for the sign
668 shall be six feet. The sign may be freestanding or mounted on a wall, fence or other structure; and
669 3. Home occupation and home industry signs are limited to:

- 670 a. one non-illuminated wall sign not exceeding ten percent of the building façade on
671 which they are located; and
672 b. in the RA zone, one non-illuminated freestanding sign not exceeding twenty-four
673 square feet and a maximum height of six feet.

674 SECTION 8. Ordinance 13130, Section 3, and K.C.C. 21A.32.045 are each hereby
675 amended to read as follows:

676 A nonconforming use ~~((which))~~ that has been discontinued or a nonconforming structure or
677 site improvement ~~((which))~~ that has been damaged or destroyed, may be re-established or
678 reconstructed if:

679 A. The nonconforming use, structure, or site improvement ~~((which))~~ that previously
680 existed is not expanded;

681 B. A new nonconformance is not created; and

682 C.1. The use has not been discontinued for more than twelve months prior to its re-
683 establishment, or the nonconforming structure or site improvement is reconstructed pursuant to a
684 complete permit application submitted to the department within twelve months of the occurrence
685 of damage or destruction; or

686 2. If the use has been discontinued for more than twelve months, the applicant provides
687 documentation that demonstrates to the satisfaction of the department that there was no intent to
688 abandon the use. Documentation may include, but is not limited to, requests for approvals
689 necessary to reestablish the use or structure submitted to appropriate county, state and federal
690 agencies within twelve months after the use was discontinued. A statement from the property
691 owner that merely states that there is no intent to abandon is not sufficient documentation without a
692 showing of additional actions taken by the property owner to reestablish the use or structure. (Ord.
693 13130 § 3, 1998).