

*	Campgrounds		P16 C16 a	P16	P16 C16 a	P16 C16 a							P16 C16 a
*	Destination Resorts		S		S18	C					C		
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park		P19	P19	C2 and 18 P19	C2 P19							
*	Sports Club (17)				C4((,)) <u>and</u> 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	AMUSEMENT/ ENTERTAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P25
7833	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7 and 18	P7	P7	P7					

7999 (14)	Amusement and Recreation Services		P21	P21	P8 P21 (S) C15 and 18	P8((P21 P21 P22 C15	P8((P21 P21 P22 C15	P8((P21 P21 P22 C15	P21 P22	P	P	P21	P21
*	Indoor Paintball Range									P26	P26		P26
*	Outdoor Paintball Range				C27 and 18	C27							
*	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 C	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum	C23	C23		P11 C	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 C12	P11 C12	P11 C	P11 C	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.											

- 15 1. The following conditions and limitations shall apply, where appropriate:
- 16 a. No stadiums on sites less than ten acres;
- 17 b. Lighting for structures and fields shall be directed away from residential areas;
- 18 c. Structures or service yards shall maintain a minimum distance of fifty feet from
- 19 property lines adjoining residential zones, except for structures in on-site recreation areas required
- 20 in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site
- 21 required recreation areas shall be maintained in accordance with K.C.C. 21A.12.030;
- 22 d. Facilities in the A zone shall be limited to trails and trailheads, including related
- 23 accessory uses such as parking and sanitary facilities; (~~and~~)
- 24 e. Overnight camping is allowed only in an approved campground; and
- 25 f. Except for large active recreation and multiuse parks, in the RA zone active recreation
- 26 facilities shall be limited to a size and scale designed to serve areas outside the urban growth area.
- 27 2. Recreational vehicle parks are subject to the following conditions and limitations:
- 28 a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days
- 29 during a three-hundred-sixty-five-day period;
- 30 b. The minimum distance between recreational vehicle pads shall be no less than ten
- 31 feet; and
- 32 c. Sewage shall be disposed in a system approved by the Seattle-King County health
- 33 department.
- 34 3. Limited to day moorage. The marina shall not create a need for off-site public services
- 35 beyond those already available before the date of application.
- 36 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to
- 37 the following conditions and limitations:

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

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

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

44 5. Limited to day moorage.

45 6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of
46 any property zoned RA, UR or R or containing schools, licensed daycare centers, public parks or
47 trails, community centers, public libraries or churches. In addition, adult entertainment businesses
48 shall not be located closer than three thousand feet to any other adult entertainment business.

49 These distances shall be measured from the property line of the parcel or parcels proposed to
50 contain the adult entertainment business to the property line of the parcels zoned RA, UR or R or
51 that contain the uses identified in this subsection B.6.a.

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

56 7. Clubhouses, maintenance buildings, equipment storage areas and driving range tees
57 shall be at least fifty feet from residential property lines. Lighting for practice greens and driving
58 range ball impact areas shall be directed away from adjoining residential zones. Applications shall
59 comply with adopted best management practices for golf course development. Within the RA
60 zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in

61 designated rural forest focus area, regionally significant resource areas or locally significant
62 resource areas. Ancillary facilities associated with a golf course are limited to practice putting
63 greens, maintenance buildings and other structures housing administrative offices or activities that
64 provide convenience services to players. These convenience services are limited to a pro shop,
65 food services and dressing facilities and shall occupy a total of no more than ten thousand square
66 feet. Furthermore, the residential density that is otherwise permitted by the zone shall not be used
67 on other portions of the site through clustering or on other sites through the transfer of density
68 provision. This residential density clustering or transfer limitation shall be reflected in a deed
69 restriction that is recorded at the time applicable permits for the development of the golf course are
70 issued.

71 8. (~~Limited to~~) For a golf driving range, only as:

72 a. an accessory to golf courses; or

73 b. an accessory to a large active recreation and multiuse park.

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

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

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

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

82 10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title
83 6;

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

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

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

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

92 12. Only as accessory to a nonresidential use established through a discretionary permit
93 process, if the scale is limited to ensure compatibility with surrounding neighborhoods. This
94 condition applies to the UR zone only if the property is located within a designated unincorporated
95 rural town.

96 13. Subject to the following:

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

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

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

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

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

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

108 b. For all other amusement and recreation services:

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

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

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

115 16. Subject to the following conditions:

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

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

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

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

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

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

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

129 a. ~~rentals of sports and recreation equipment; and~~
130 b. ~~a total floor area of seven hundred and fifty square feet)).~~

131 22. Only as an accessory to a large active recreation and multiuse park and limited to:
132 a. water slides, wave pools and associated water recreation facilities; and
133 b. rentals of sports and recreation equipment.

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

136 24. Use is permitted without a conditional use permit only when in compliance with all of
137 the following conditions:
138 a. The use is limited to camps for youths or for persons with special needs due to a
139 disability, as defined by the American With Disabilities Act of 1990, or due to a medical condition
140 and including training for leaders for those who use the camp;
141 b. Active recreational activities shall not involve the use of motorized vehicles such as
142 cross-country motorcycles or all-terrain vehicles or the use of firearms. The prohibition on
143 motorized vehicles does not apply to such vehicles that may be necessary for operation and
144 maintenance of the facility or to a client-specific vehicle used as a personal mobility device;

145 c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number of
146 overnight campers, not including camp personnel, in a new camp shall not exceed:
147 (a) one hundred and fifty for a camp between twenty and forty acres; or
148 (b) for a camp greater than forty acres, but less than two hundred and fifty acres, the
149 number of users allowed by the design capacity of a water system and on-site sewage disposal
150 system approved by the department of health, Seattle/King County, up to a maximum of three
151 hundred and fifty; and

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

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

157 (b) For a camp established prior to August 11, 2005, with a conditional use permit and
158 is one hundred and sixty acres or larger, but less than two hundred acres, the number of overnight
159 campers, not including camp personnel, may be up to three hundred and fifty campers over the
160 limit established by subsection B.24.c.(1)(b) of this section. The camp may terminate operations at
161 its existing site and establish a new camp if the area of the camp is greater than two hundred and
162 fifty acres and the number of overnight campers, not including camp personnel, shall not exceed
163 seven hundred.

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

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

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

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

172 h. In order to reduce the visual impacts of parking areas, sports and activity fields or
173 new structures where campers will be housed, fed or assembled, the applicant shall provide a Type
174 3 landscape buffer no less than twenty feet wide between the nearest property line and such

175 parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to
176 achieve the required level of screening;

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

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

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

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

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

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

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

196 27. Minimum standards for outdoor paintball recreation fields:

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

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

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

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

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

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

215 g. A plan of operations specifying days and hours of operation, number of participants
216 and employees, types of equipment to be used by users of the site, safety procedures, type of
217 compressed air fuel to be used on the site and storage and maintenance procedures for the
218 compressed air fuel shall be provided for review in conjunction with the conditional use permit
219 application. All safety procedures shall be reviewed and approved by department of public safety

220 prior to submittal of the conditional use permit application. All activities shall be in compliance
 221 with National Paintball League standards;

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

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

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

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

231 l. The facility shall be secured at the close of business each day;

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

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

237 SECTION 2. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are
 238 each hereby amended to read as follows:

239 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 E	C U L T U R E	S T	R A L	L	N R V E	N D	H N U N O N C S	D E N T I A L	O N E S L S	O N E S	S T R I 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						
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	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.											

- 240 B. Development conditions.
- 241 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.
- 242 2. Except SIC Industry Group Nos.:
- 243 a. 835-Day Care Services, and
- 244 b. 836-Residential Care, which is otherwise provided for on the residential permitted
- 245 land use table.
- 246 3. Limited to SIC Industry Group and Industry Nos.:
- 247 a. 723-Beauty Shops;
- 248 b. 724-Barber Shops;
- 249 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 250 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 251 e. 217-Carpet and Upholstery Cleaning.
- 252 4. Only as an accessory to a cemetery, and prohibited from the UR zone only if the
- 253 property is located within a designated unincorporated Rural Town.

254 5. Structures shall maintain a minimum distance of one hundred feet from property lines
255 adjoining residential zones.

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

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

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

261 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.

262 21A.08.060.A.

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

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

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

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

271 and

272 d. Hours of operation may be restricted to assure compatibility with surrounding
273 development.

274 9.a. As a home occupation only, but the square footage limitations in K.C.C. chapter
275 21A.30 for home occupations apply only to the office space for the veterinary clinic, office space
276 for the kennel or office space for the cattery, and:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

316 16.a. For middle or junior high schools and secondary or high schools or school facilities,
317 only as a reuse of a public school facility or school facility subject to K.C.C. chapter 21A.32. An
318 expansion of such a school or a school facility shall be subject to approval of a conditional use
319 permit and the expansion shall not require or result in an extension of sewer service outside the
320 urban growth area, unless a finding is made that no cost-effective alternative technologies are

321 feasible, in which case a tightline sewer sized only to meet the needs of the public school, as
322 defined in RCW 28A.150.010, or the school facility may be used.

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

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

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

330 18. Limited to resource management education programs.

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

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

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

335 c. Outdoor instruction may be allowed on properties at least two and one-half acres in
336 size. Any outdoor activity must comply with the requirements for setbacks in K.C.C. chapter
337 21A.12; and

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

340 20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

396 33. Accessory to agricultural or forestry uses provided:

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

399 b. the lot is at least five acres.

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

403 34. Subject to the following:

404 a. the lot is at least five acres.

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

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

411 d. all training activities shall be conducted within fenced areas or in indoor facilities.

412 Fences must be sufficient to contain the dogs.

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

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

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

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

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

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

423 36. Limited to kennel-free dog boarding and daycare facilities, and:

424 a. the property shall be at least five acres;

425 b. buildings housing dogs shall be no less than seventy-five feet from property lines;

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

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

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

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

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

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

438 SECTION 3. Ordinance 10870, Section 333, as amended and K.C.C. 21A.08.060 are each
 439 hereby amended to read as follows:

440 A. Government/business services 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	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
*	Vactor 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
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
*	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.													

- 441 B. Development conditions.
- 442 1. Except self-service storage.
- 443 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational
- 444 Research, see general business service/office.
- 445 3.a. Only as a re-use of a public school facility or a surplus nonresidential facility
- 446 subject to the provisions of K.C.C. chapter 21A.32; or
- 447 b. only when accessory to a fire facility and the office is no greater than one thousand
- 448 five hundred square feet of floor area.
- 449 4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.
- 450 5. New utility office locations only if there is no commercial/industrial zoning in the
- 451 utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible
- 452 alternative location is possible, and provided further that this condition applies to the UR zone
- 453 only if the property is located within a designated unincorporated Rural Town.

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

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

458 c. No outdoor storage; and

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

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

462 a. holding cells,

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

464 c. long-term storage of stolen properties.

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

470 9. No outdoor storage of materials.

471 10. Limited to office uses.

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

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

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

- 477 14. Accessory to an apartment development of at least twelve units provided:
- 478 a. The gross floor area in self service storage shall not exceed the total gross floor area
- 479 of the apartment dwellings on the site;
- 480 b. All outdoor lights shall be deflected, shaded and focused away from all adjoining
- 481 property;
- 482 c. The use of the facility shall be limited to dead storage of household goods;
- 483 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar
- 484 equipment;
- 485 e. No outdoor storage or storage of flammable liquids, highly combustible or
- 486 explosive materials or hazardous chemicals;
- 487 f. No residential occupancy of the storage units;
- 488 g. No business activity other than the rental of storage units; and
- 489 h. A resident director shall be required on the site and shall be responsible for
- 490 maintaining the operation of the facility in conformance with the conditions of approval.
- 491 15.a. The floor area devoted to warehousing, refrigeration or storage shall not exceed
- 492 two thousand square feet;
- 493 b. Structures and areas used for warehousing, refrigeration and storage shall maintain
- 494 a minimum distance of seventy-five feet from property lines adjoining residential zones; and
- 495 c. Warehousing, refrigeration and storage is limited to agricultural products and sixty
- 496 percent or more of the products must be grown or processed in the Puget Sound counties. At the
- 497 time of the initial application, the applicant shall submit a projection of the source of products to
- 498 be included in the warehousing, refrigeration or storage.
- 499 16. Only as an accessory use to another permitted use.

- 500 17. No outdoor storage.
- 501 18. Only as an accessory use to a public agency or utility yard, or to a transfer station.
- 502 19. Limited to new commuter parking lots designed for thirty or fewer parking spaces
503 or commuter parking lots located on existing parking lots for churches, schools, or other
504 permitted nonresidential uses that have excess capacity available during commuting; provided
505 that the new or existing lot is adjacent to a designated arterial that has been improved to a
506 standard acceptable to the department of transportation;
- 507 20. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
- 508 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
509 vehicles.
- 510 22. Storage limited to accessory storage of commodities sold at retail on the premises or
511 materials used in the fabrication of commodities sold on the premises.
- 512 23. Limited to emergency medical evacuation sites in conjunction with police, fire or
513 health service facility. Helistops are prohibited from the UR zone only if the property is located
514 within a designated unincorporated Rural Town.
- 515 24. Allowed as accessory to an allowed use.
- 516 25. Limited to private road ambulance services with no outside storage of vehicles.
- 517 26. Limited to two acres or less.
- 518 27a. Utility yards only on sites with utility district offices; or
519 b. Public agency yards are limited to material storage for road maintenance facilities.
- 520 28. Limited to bulk gas storage tanks that pipe to individual residences but excluding
521 liquefied natural gas storage tanks.
- 522 29. Excluding bulk gas storage tanks.

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

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

529 32. Provided:

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

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

534 c.(1) ~~((Θ))~~Except as provided in 32.c.(2) of this subsection, off-street required parking
535 must be located on a lot that would permit, either outright or through a land use permit approval
536 process, the land use the off-street parking will serve.

537 (2) For a social service agency allowed under K.C.C. 21A.08.050B.13.b. to be
538 located on a site in the NB zone, off-street required parking may be located on a site within three
539 hundred feet of the social service agency, regardless of zoning classification of the site on which
540 the parking is located.

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

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

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

547 36. Accessory to agricultural uses provided:

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

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

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

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

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

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

568 SECTION 4. Ordinance 10870, Section 424, as amended, and K.C.C. 21A.20.060 are each
569 hereby amended to read as follows:

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

574 B. Fuel price signs shall not be included in sign area or number limitations of K.C.C.
575 21A.20.090, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed twenty
576 square feet per street frontage.

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

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

587 D. Changing message center signs, and time and temperature signs, which can be a wall or
588 freestanding sign, shall not exceed the size permitted for a wall or freestanding sign(~~(, and)~~).
589 Changing message center signs shall be permitted for all uses only in the NB, CB, RB, O and I
590 zones and only for elementary, middle, junior, secondary, and high schools and colleges and

591 universities in the RA zone. Changing message center signs and time and temperature signs shall
592 not exceed the maximum sign height permitted in the zone.

593 E. Directional signs shall not be included in the sign area or number limitation of K.C.C.
594 21A.20.070, 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed six
595 square feet in surface area and are limited to one for each entrance or exit to surface parking areas
596 or parking structure.

597 F. Regarding sign illumination and glare:

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

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

601 ~~((2-))~~ 3. Indirectly and directly illuminated signs shall be arranged so that no direct rays
602 of light are projected from such artificial source into residences or any street right-of-way~~((-))~~;

603 ~~((3-))~~ 4. Electrical requirements for signs shall be governed by chapter 19.28 RCW and
604 WAC 296-46-910; and

605 ~~((4-))~~ 5. Signs with an on/off operation shall be permitted only in the CB, RB and I zones.

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

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

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

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

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

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

620 SECTION 5. Ordinance 10870, Section 427, as amended, and K.C.C. 21A.20.080 are each
621 hereby amended to read as follows:

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

624 A. Nonresidential use:

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

627 2. Schools are permitted one sign per school or school facility entrance, which may be
628 located in the setback. Two additional wall signs attached directly to the school or school facility
629 are permitted. Changing message center signs, if allowed under K.C.C. 21A.20.060, shall be
630 limited to hours of operation between 7 a.m. and 10 p.m.((;

631 ~~3. Home occupation and home industry signs are limited to:~~

632 ~~a. wall signs not exceeding ten percent of the building façade on which they are located;~~

633 ~~and~~

634 ~~b. one freestanding sign not exceeding six square feet for each street frontage of at least~~
635 ~~one hundred feet)).~~

636 B. Residential use:

637 1. One residential identification sign not exceeding two square feet is permitted; ~~((and))~~

638 2. One permanent residential development identification sign not exceeding thirty-two
639 square feet is permitted for each entrance into a development. The maximum height for the sign
640 shall be six feet. The sign may be freestanding or mounted on a wall, fence or other structure; and

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

642 a. one non-illuminated wall sign not exceeding ten percent of the building façade on
643 which they are located; and

644 b. in the RA zone, one non-illuminated freestanding sign not exceeding twenty-four
645 square feet and a maximum height of six feet.

646 SECTION 7. Ordinance 13130, Section 3, and K.C.C. 21A.32.045 are each hereby
647 amended to read as follows:

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

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

653 B. A new nonconformance is not created; and

654 C.1. The use has not been discontinued for more than twelve months prior to its re-
655 establishment, or the nonconforming structure or site improvement is reconstructed pursuant to a

656 complete permit application submitted to the department within twelve months of the occurrence
657 of damage or destruction; or

658 2. If the use has been discontinued for more than twelve months, the applicant provides
659 documentation that demonstrates to the satisfaction of the department that there was no intent to
660 abandon the use. Documentation may include, but is not limited to, requests for approvals
661 necessary to reestablish the use or structure submitted to appropriate county, state and federal
662 agencies within twelve months after the use was discontinued. A statement from the property
663 owner that merely states that there is no intent to abandon is not sufficient documentation without a
664 showing of additional actions taken by the property owner to reestablish the use or structure.

665 SECTION 6. Pursuant to K.C.C. 20.44.080, the metropolitan King County council finds
666 that the requirements for environmental analysis, protections and mitigation measures in the
667 chapters of K.C.C. Title 21A amended by this ordinance, provide adequate analysis of and
668 mitigation for the specific adverse environmental impacts to which the requirements apply.

669 SECTION 7. If any provision of this ordinance or its application to any person or
670 circumstance is held invalid, the remainder of the ordinance or the application of the provision to
671 other persons or circumstances is not affected.