AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION 2

On page 19, after line 402, insert:

"SECTION 21. Ordinance 10870, Section 330, as amended, and K.C.C. 21A.08.030, are each hereby amended to read as follows:

A. Residential land uses.
### Dwelling Units, Types:

<table>
<thead>
<tr>
<th></th>
<th>P</th>
<th>C12</th>
<th>P</th>
<th>C12</th>
<th>P</th>
<th>C12</th>
<th>P</th>
<th>C12</th>
<th>P</th>
<th>C12</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Single Detached</td>
<td>P</td>
<td>C12</td>
<td>P</td>
<td>C12</td>
<td>P</td>
<td>C12</td>
<td>P</td>
<td>C12</td>
<td>P</td>
<td>C12</td>
</tr>
<tr>
<td>* Townhouse</td>
<td>C4</td>
<td>C4</td>
<td>P11</td>
<td>C12</td>
<td>P</td>
<td>P3</td>
<td>P</td>
<td>P3</td>
<td>P</td>
<td>P3</td>
</tr>
<tr>
<td>* Apartment</td>
<td>C4</td>
<td>C4</td>
<td>P5</td>
<td>C5</td>
<td>P</td>
<td>P3</td>
<td>P</td>
<td>P3</td>
<td>P</td>
<td>P3</td>
</tr>
<tr>
<td>* Mobile Home Park</td>
<td>S13</td>
<td>C8</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Cottage Housing</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Group Residences:

<table>
<thead>
<tr>
<th></th>
<th>C</th>
<th>C</th>
<th>P14.a</th>
<th>P</th>
<th>P3</th>
<th>P3</th>
<th>P3</th>
<th>P3</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Community Residential Facility-I</td>
<td></td>
<td></td>
<td></td>
<td>P14.b</td>
<td>P</td>
<td>P3</td>
<td>P3</td>
<td>P3</td>
</tr>
<tr>
<td>* Community Residential Facility-II</td>
<td></td>
<td></td>
<td></td>
<td>P14.b</td>
<td>P</td>
<td>P3</td>
<td>P3</td>
<td>P3</td>
</tr>
<tr>
<td>* Dormitory</td>
<td>C6</td>
<td>C6</td>
<td>C6</td>
<td>P</td>
<td>P3</td>
<td>P3</td>
<td>P3</td>
<td>P3</td>
</tr>
<tr>
<td>* Senior Citizen Assisted Housing</td>
<td>P4</td>
<td>P4</td>
<td>P</td>
<td>P3</td>
<td>P3</td>
<td>P3</td>
<td>P3</td>
<td>P3</td>
</tr>
</tbody>
</table>

### Accessory Uses:

<table>
<thead>
<tr>
<th></th>
<th>P7</th>
<th>P7</th>
<th>P7</th>
<th>P7</th>
<th>P7</th>
<th>P7</th>
<th>P7</th>
<th>P7</th>
</tr>
</thead>
<tbody>
<tr>
<td>* Residential Accessory Uses</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
</tr>
<tr>
<td>* Home Occupation</td>
<td>P18</td>
<td>P18</td>
<td>P18</td>
<td>P18</td>
<td>P18</td>
<td>P18</td>
<td>P18</td>
<td>P18</td>
</tr>
<tr>
<td>* Home Industry</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Temporary Lodging:

<table>
<thead>
<tr>
<th></th>
<th>P</th>
<th>P</th>
<th>P</th>
</tr>
</thead>
<tbody>
<tr>
<td>7011 Hotel/Motel (1)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Bed and Breakfast Guesthouse</td>
<td>P9</td>
<td>P9</td>
<td>P9</td>
</tr>
<tr>
<td>7041 Organization Hotel/Lodging Houses</td>
<td>P</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**General Cross References:**

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;
B. Development conditions.

1. Except bed and breakfast guesthouses.

2. In the forest production district, the following conditions apply:
   a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage disposal systems and driveways. Additional site disturbance for agriculture, including raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm management plan is prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot;
   b. A forest management plan shall be required for any new residence in the forest production district, that shall be reviewed and approved by the King County department of natural resources and parks before building permit issuance; and
   c. The forest management plan shall incorporate a fire protection element that includes fire safety best management practices developed by the department.


4. Only in a building listed on the National Register as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.
5.a. In the R-1 zone, apartment units are permitted, if:

(1) At least fifty percent of the site is constrained by unbuildable critical areas. For purposes of this subsection, unbuildable critical areas includes wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and

(2) The density does not exceed a density of eighteen units per acre of net buildable area.

b. In the R-4 through R-8 zones, apartment units are permitted if the density does not exceed a density of eighteen units per acre of net buildable area.

c. If the proposal will exceed base density for the zone in which it is proposed, a conditional use permit is required.

6. Only as accessory to a school, college, university or church.

7.a. Accessory dwelling units:

(1) Only one accessory dwelling per primary single detached dwelling unit;

(2) Only in the same building as the primary dwelling unit on:

(a) an urban lot that is less than five thousand square feet in area;

(b) except as otherwise provided in subsection B.7.a.(5) of this section, a rural lot that is less than the minimum lot size; or

(c) a lot containing more than one primary dwelling;

(3) The primary dwelling unit or the accessory dwelling unit shall be owner occupied;

(4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section, one of the dwelling units shall not exceed one thousand square feet of heated floor area except when one of the dwelling units is wholly contained within a basement or attic; and
(b) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may be located on each street;

(5) On a site zoned RA:

(a) If one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum floor area up to one thousand five hundred square feet; and

(b) If one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5 zoned lot that is at least two and one-half acres and less than three and three-quarters acres;

(6) One additional off-street parking space shall be provided;

(7) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and

(8) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an
additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone; and

(9) Accessory dwelling units and accessory living quarters are not allowed in the F zone.

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, but only if there are:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as accessory to the permanent residence of the operator, and:

a. Serving meals shall be limited to paying guests; and

b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.

10. Only if part of a mixed use development, and subject to the conditions of subsection B.9. of this section.
11. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.

12. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section.

13. No new mobile home parks are allowed in a rural zone.

14.a. Limited to domestic violence shelter facilities.

b. Limited to domestic violence shelter facilities with no more than eighteen residents or staff.

15. Only in the R4-R8 zones limited to:

a. developments no larger than one acre;

b. not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre;

c. All units must be cottage housing units with no less than three units and no more than sixteen units, provided that if the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B; and

d. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

16. The development for a detached single-family residence shall be consistent with the following:
The lot must have legally existed before March 1, 2005;

b. The lot has a Comprehensive Plan land use designation of Rural Neighborhood Commercial Center or Rural Area; and
c. The standards of this title for the RA-5 zone shall apply.

17. Housing for agricultural employees who are employed by the owner or operator of the site year-round as follows:

a. Not more than:

   (1) One agricultural employee dwelling unit on a site under twenty acres;
   (2) Two agricultural employee dwelling units on a site between twenty acres and fifty acres;
   (3) Three agricultural employee dwelling units on a site greater than fifty acres and less than one-hundred acres; and
   (4) On sites one-hundred acres and larger one additional agricultural employee dwelling unit for each additional one hundred acres;

b. The primary use of the site shall be agricultural in SIC Industry Group No. 01-Growing and Harvesting Crops or SIC Industry Group No. 02-Raising Livestock and Small Animals. If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units shall be removed;

c. The applicant shall file with the department of executive services, records and licensing services division, a notice approved by the department that identifies the agricultural employee dwelling units as accessory and that the dwelling units shall only be occupied by agricultural employees who are employed by the owner or operator year-round. The notice shall run with the land. The applicant shall submit to the department
proof that the notice was filed with the department of executive services, records and licensing services division, before the department approves any permit for the construction of agricultural employee dwelling units;

d. An agricultural employee dwelling unit shall not exceed a floor area of one thousand square feet and may be occupied by no more than eight unrelated agricultural employees;

e. One off-street parking space shall be provided for each agricultural employee dwelling unit; and

f. The agricultural employee dwelling units shall be constructed in compliance with K.C.C. Title 16.


SECTION 22. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050, are each hereby amended to read as follows:

A. General services land uses.

<table>
<thead>
<tr>
<th>KEY</th>
<th>RESOURCE</th>
<th>RESIDENTIAL</th>
<th>COMMERCIAL/INDUSTRIAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>P-Permitted Use</td>
<td>A</td>
<td>F</td>
<td>M</td>
</tr>
<tr>
<td>C-Conditional Use</td>
<td>G</td>
<td>O</td>
<td>I</td>
</tr>
<tr>
<td>S-Special Use</td>
<td>Z</td>
<td>R</td>
<td>R</td>
</tr>
<tr>
<td>O</td>
<td>I</td>
<td>E</td>
<td>E</td>
</tr>
<tr>
<td>N</td>
<td>C</td>
<td>S</td>
<td>R</td>
</tr>
<tr>
<td>E</td>
<td>U</td>
<td>T</td>
<td>A</td>
</tr>
<tr>
<td>L</td>
<td>L</td>
<td>A</td>
<td>E</td>
</tr>
<tr>
<td>T</td>
<td>R</td>
<td>T</td>
<td>R</td>
</tr>
<tr>
<td>U</td>
<td>E</td>
<td>I</td>
<td>H</td>
</tr>
<tr>
<td>SIC#</td>
<td>SPECIFIC LAND USE</td>
<td>A</td>
<td>F</td>
</tr>
<tr>
<td>------</td>
<td>-------------------</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td></td>
<td>PERSONAL SERVICES:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>72</td>
<td>General Personal Service</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7216</td>
<td>Drycleaning Plants</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7218</td>
<td>Industrial Launderers</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7261</td>
<td>Funeral Home/Crematory</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Cemetery, Columbarium or Mausoleum</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>* Day Care I</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>* Day Care II</td>
<td></td>
<td></td>
</tr>
<tr>
<td>074</td>
<td>Veterinary Clinic</td>
<td></td>
<td></td>
</tr>
<tr>
<td>753</td>
<td>Automotive Repair (1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>754</td>
<td>Automotive Service</td>
<td></td>
<td></td>
</tr>
<tr>
<td>76</td>
<td>Miscellaneous Repair</td>
<td></td>
<td></td>
</tr>
<tr>
<td>866</td>
<td>Church, Synagogue, Temple</td>
<td></td>
<td></td>
</tr>
<tr>
<td>83</td>
<td>Social Services (2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Code</td>
<td>Service Description</td>
<td>P13</td>
<td>P13</td>
</tr>
<tr>
<td>-------</td>
<td>----------------------------------------------------------</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>0752</td>
<td>Animal specialty services</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td></td>
<td></td>
<td>P35</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>P36</td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Stable</td>
<td>P14</td>
<td>P14</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>C</td>
</tr>
<tr>
<td>*</td>
<td>Commercial Kennel or Commercial Cattery</td>
<td>P42</td>
<td>C43</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Theatrical Production Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Artist Studios</td>
<td>P28</td>
<td>P28</td>
</tr>
<tr>
<td></td>
<td></td>
<td>P28</td>
<td>P28</td>
</tr>
<tr>
<td>*</td>
<td>Interim Recycling Facility</td>
<td>P21</td>
<td>P21</td>
</tr>
<tr>
<td></td>
<td></td>
<td>P21</td>
<td>P21</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Dog training facility</td>
<td>C34</td>
<td>C34</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>HEALTH SERVICES:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>801-</td>
<td>Office/Outpatient Clinic</td>
<td>P12</td>
<td>P12</td>
</tr>
<tr>
<td>04</td>
<td></td>
<td>C</td>
<td>C13a</td>
</tr>
<tr>
<td></td>
<td></td>
<td>13a</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>C37</td>
</tr>
<tr>
<td>805</td>
<td>Nursing and Personal Care Facilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>806</td>
<td>Hospital</td>
<td>C13</td>
<td>C13</td>
</tr>
<tr>
<td></td>
<td></td>
<td>a</td>
<td>a</td>
</tr>
<tr>
<td>807</td>
<td>Medical/Dental Lab</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>808-</td>
<td>Miscellaneous Health</td>
<td></td>
<td></td>
</tr>
<tr>
<td>09</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>EDUCATION SERVICES:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Elementary School</td>
<td>P39</td>
<td>P39</td>
</tr>
<tr>
<td></td>
<td></td>
<td>P40</td>
<td>P40</td>
</tr>
<tr>
<td>*</td>
<td>Middle/Junior High</td>
<td>P40</td>
<td>P40</td>
</tr>
<tr>
<td></td>
<td></td>
<td>P16</td>
<td>P16</td>
</tr>
<tr>
<td></td>
<td>C39 and 31</td>
<td>C40</td>
<td>C40</td>
</tr>
<tr>
<td>-------------------------</td>
<td>------------</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>* Secondary or High School</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Vocational School</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* Specialized Instruction School</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>* School District Support Facility</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GENERAL CROSS REFERENCES:**
- Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;
- 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.

**B. Development conditions.**

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

2. Except SIC Industry Group Nos.:
   a. 835-Day Care Services, and
   b. Community residential facilities.

3. Limited to SIC Industry Group and Industry Nos.:
   a. 723-Beauty Shops;
   b. 724-Barber Shops;
c. 725-Shoe Repair Shops and Shoeshine Parlors;
d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
e. 217-Carpet and Upholstery Cleaning.

4. Only as accessory to a cemetery, and prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.

5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining rural area and residential zones.

6. Only as accessory to residential use, and:
   a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
   b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones.

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

8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32, or an accessory use to a school, church, park, sport club or public housing administered by a public agency, and:
   a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
   b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones;
   c. Direct access to a developed arterial street shall be required in any residential zone; and
d. Hours of operation may be restricted to assure compatibility with
surrounding development.

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

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

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

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

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

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

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

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

11. The repair work or service shall only be performed in an enclosed building,
and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery
Repair Shops and Paint Shops is not allowed.
12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

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

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

c. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

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

15. If located outside of the urban growth area, limited to projects that are of a size and scale designed to primarily serve the Rural Area and Natural Resource Lands and shall be located within a rural town.

16. If located outside of the urban growth area, shall be designed to primarily serve the Rural Area and Natural Resource Lands and shall be located within a rural town. In CB, RB and O, for K-12 schools with no more than one hundred students.

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

19. Only as accessory to residential use, and:

a. Students shall be limited to twelve per one-hour session;
b. Except as provided in subsection c. of this subsection, all instruction must be within an enclosed structure;

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

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

20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

21. Limited to:

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

b. in the RA zone, a facility accessory to a retail nursery, garden center and farm supply store that accepts earth materials, vegetation, organic waste, construction and demolition materials or source separated organic materials, if:

(1) the site is five acres or greater;
(2) all material is deposited into covered containers or onto covered impervious areas;
(3) the facility and any driveways or other access to the facility maintain a setback of at least twenty five feet from adjacent properties;
(4) the total area of the containers and covered impervious area is ten thousand square feet or less;
(5) ten feet of type II landscaping is provided between the facility and adjacent properties;
(6) no processing of the material is conducted on site; and
(7) access to the facility is not from a local access street.

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

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

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

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

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

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.
27. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone.

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

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

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

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

32. Limited to repair of sports and recreation equipment:
   a. as accessory to a recreation or multiuse park in the urban growth area; or
   b. as accessory to a park and limited to a total floor area of seven hundred fifty square feet.

33. Accessory to agricultural or forestry uses provided:
   a. the repair of tools and machinery is limited to those necessary for the operation of a farm or forest.
   b. the lot is at least five acres.
   c. the size of the total repair use is limited to one percent of the lot size up to a maximum of five thousand square feet unless located in a farm structure, including but not limited to barns, existing as of December 31, 2003.
34. Subject to the following:
   a. the lot is at least five acres;
   b. in the A zones, area used for dog training shall be located on portions of
      agricultural lands that are unsuitable for other agricultural purposes, such as areas within
      the already developed portion of such agricultural lands that are not available for direct
      agricultural production or areas without prime agricultural soils;
   c. structures and areas used for dog training shall maintain a minimum distance
      of seventy-five feet from property lines; and
   d. all training activities shall be conducted within fenced areas or in indoor
      facilities. Fences must be sufficient to contain the dogs.

35. Limited to animal rescue shelters and provided that:
   a. the property shall be at least four acres;
   b. buildings used to house rescued animals shall be no less than fifty feet from
      property lines;
   c. outdoor animal enclosure areas shall be located no less than thirty feet from
      property lines and shall be fenced in a manner sufficient to contain the animals;
   d. the facility shall be operated by a nonprofit organization registered under the
      Internal Revenue Code as a 501(c)(3) organization; and
   e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and
      no later than 7 p.m.

36. Limited to kennel-free dog boarding and daycare facilities, and:
   a. the property shall be at least four and one-half acres;
b. buildings housing dogs shall be no less than seventy-five feet from property lines;

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

d. the number of dogs allowed on the property at any one time shall be limited to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and

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

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

37. Not permitted in R-1 and subject to the additional requirements in K.C.C. 21A.12.250.

38. Driver training is limited to driver training schools licensed under chapter 46.82 RCW.

39. A school may be located outside of the urban growth area only if allowed under King County Comprehensive Plan policies.

40. Only as a reuse of an existing public school.

41. A high school may be allowed as a reuse of an existing public school if allowed under King County Comprehensive Plan policies.

42. Commercial kennels and commercial catteries in the A zone are subject to the following:
a. Only as a home occupation, but the square footage limitations in K.C.C. chapter 21A.30.085 for home occupations apply only to the office space for the commercial kennel or commercial cattery; and

b. Subject to K.C.C. 21A.30.020, except:

(1) A building or structure used for housing dogs or cats and any outdoor runs shall be set back one hundred and fifty feet from property lines;

(2) The portion of the building or structure in which the dogs or cats are kept shall be soundproofed;

(3) Impervious surface for the kennel or cattery shall not exceed twelve thousand square feet; and

(4) Obedience training classes are not allowed except as provided in subsection B.34. of this section.

43. Commercial kennels and commercial catteries are subject to K.C.C. 21A.30.020."

Renumber the remaining sections consecutively and correct any internal references accordingly.

**EFFECT:** Clarifies the 2016 Comp Plan transmittal’s proposed use of the terms "Rural Area" and "Natural Resource Lands" in order to be consistent with existing policy intent. Strikethrough formatting in the attachment is included for illustrative purposes only and will be removed after adoption. Relates to Amendment A-3.