VOL 2858 PAGE 266

DISTRICTING - RESOLUTION

No. 11373

KING COUNTY, WASHINGTON

Adopted June 13 1949

By

BOARD OF COUNTY COMMISSIONERS

Taylor M. Greene, Chairman

~~Wm. H. Soars~~ Dean C. McLean

Prepared and Recommended
By
KING COUNTY PLANNING COMMISSION

1949
MEMBERS OF PLANNING COMMISSION

John P. Walkup - Chairman

Alfred Peeler
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Mrs. Janet Tourtellotte
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County Commissioners

A. Ruric Todd
John N. Todd
Edgar J. Wright
Clarence W. Zaar
Don S. Johnson
Bliss Moore
D. L. Evans
County Engineer

RESOLUTION NO. 5638

WHEREAS, Chapter 44 of the Session Laws of 1935, authorizes the creation and defines the duties and powers of county planning commissions; and

WHEREAS, the Board of County Commissioners is fully in sympathy with developing coordinated plans for the physical development of the county, and the Board desires that the present County Planning Commission operate under said law;

THEREFORE, BE IT RESOLVED that the present King County Planning Commission be and hereby is established in accordance with said law and be composed of 12 members as follows:

| | |
|---|---|
| Chairman, Board of County Commissioners | Ex-officio |
| King County Engineer | Ex-officio |
| Richard G. Tyler | 6 year term |
| W. L. Uhl | 5 year term |
| Clay Allen | 5 year term |
| J. Howard Payne | 4 year term |
| Jessie F. Steiner | 3 year term |
| Otway Pardee | 3 year term |
| L. Murray Grant | 2 year term |
| Joseph Demmery | 1 year term |
| E. French Chase | 1 year term |
| Don S. Johnson | 6 year term |

AND, that said Planning Commission shall have the full duties and powers specified in Chapter 44 of the Session Laws of 1935, a copy of which is attached hereto.

PASSED this 24th day of June, 1935.

JOHN C. STEVENSON

LOUIS NASH

JACK TAYLOR

ATTEST:

EARL MILLIKEN
Clerk of Board

By_____
Deputy

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GENERAL RESOLUTION NUMBER 11373

GENERAL RESOLUTION ESTABLISHING LAND CLASSIFICATION AND DISTRICTS WITHIN THE UNINCORPORATED TERRITORY OF KING COUNTY, STATE OF WASHINGTON, AND REGULATING THE USES OF PROPERTY PUBLICLY AND PRIVATELY OWNED THEREIN, ADOPTING A MAP DIVIDING KING COUNTY INTO AREAS AND PROVIDING FOR THE ADOPTION OF INDIVIDUAL SECTIONAL AREA DISTRICT MAPS ACCORDING TO SECTION, TOWNSHIP AND RANGE, SHOWING CLASSIFIED USE DISTRICTS: CODIFYING RESOLUTION NO. 6494 AND ALL AMENDMENTS THERETO, AND MAKING FURTHER AMENDMENTS THEREOF.

BE IT RESOLVED by the Board of County Commissioners of King County, State of Washington, as follows:

SECTION 1. GENERAL PURPOSE AND ADOPTION OF OFFICIAL LAND USE PLANS.

For the public health, safety, morals and general welfare, and in order (1) to secure for the citizens of King County the social and economic advantages resulting from an orderly planned use of the land resources within the County; (2) to regulate and restrict the location and use of buildings, structures and land for residence, trade, industrial and other purposes; the height, number of stories, size, construction and design of buildings and other structures; the size of yards, courts and other open spaces on the lot or tract; the density of population; the set-back of buildings and other structures; the set-back of buildings along highways, parks, or public water frontages; and the subdivision and development of land; (3) to provide definite official land use plans for property publicly and privately owned within King County; and (4) to guide, control, and regulate the future growth and development of said county in accordance with said plans, there is hereby adopted and established official Districting Plans for King County pursuant to the authority of Chapter 44, Laws of Washington for 1935. This resolution is a codification of Resolution 6494 of the Board of County Commissioners as amended or added to by various resolutions with certain changes and corrections, and all land maps or classifications or zoning of lands, or plats approved or permits granted pursuant to said resolutions or amendments thereof or additions thereto are hereby adopted and approved.

SECTION 2. DEFINITIONS.

This Resolution, embodying and making effective the Land Use Plans of King County, State of Washington, shall be known as the "Districting Resolution" and for the purpose of this resolution certain words and terms are defined as follows:

Words used in the present tense include the future; words in the singular number include the plural, and words in the plural number include the singular; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory. The term "Board" when used shall mean the Board of County Commissioners of King County, Washington, and "Planning Commission" shall mean the County Planning Commission of King County, Washington.

ACCESSORY BUILDINGS. A subordinate building or portion of the main building, the use of which is incidental to that of the main building on the same lot. Where an accessory building is attached to and made a part of the main building for at least fifty per cent of the length of one of the abutting walls of such accessory building, or where the total length of the abutting walls of the accessory building is equal fifty per cent of the longest wall of the accessory building, then the accessory building shall be considered an integral part of the main building and such accessory building shall comply in all respects with the requirements of this resolution applicable to the main building. An accessory building, unless attached to and made a part of the main building as above provided for shall be not closer than five (5) feet to the main building.

ACCESSORY USE. A use customarily incidental and accessory to the principal use of a lot or a building or other structure located upon the same lot. (as the accessory use.)

ALLEY. A public way which affords a secondary means of access to abutting property, twenty (20) feet or less in width.

APARTMENT HOUSE. Any building or portion thereof more than one (1) story in height which is designed, built, rented, leased, let, or hired out to be occupied, or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their cooking in the same building.

AUTOMOBILE COURT OR CAMP. 1. A group of two or more detached or semi-detached buildings containing guest rooms and/or apartments with automobile storage space, provided in connection therewith, used and/or designed for use primarily by automobile transients. 2. Land used or intended to be used for camping purposes by automobile transients.

BASEMENT. A story partly underground and having at least one-half of its height, measured from its floor to its finished ceiling, below the average adjoining grade. A basement shall be counted as a story if the vertical distance from the average grade to its ceiling is over five (5) feet. Any part of a story extending into higher ground so as to become, by definition, a basement or cellar, may be considered by the Planning Commission to be a basement or cellar.

BUILDING. Any structure built for the support, shelter or enclosure of persons, animals or chattels and when separated by division walls without openings, each portion so separated shall be deemed a separate building.

BUILDING HEIGHT. The vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the ceiling of the uppermost story.

BUILDING SITE. The aggregate horizontal cross sectional ground area of a building, or buildings and accessory buildings, together with all open spaces free of buildings, and structures as required by this resolution.

BUNGALOW COURT. Three or more detached one-story, one-or two-family dwellings located upon a single lot under one ownership together with all open spaces as required by this resolution.

CELLAR. A cellar is a basement.

CLUB. An association of persons for some common purpose but not including groups organized primarily to render a service which is customarily carried on as a business.

DWELLING, ONE-FAMILY. A building containing but one kitchen, designed and/or used to house not more than one family, including all necessary household employees of such family.

DWELLING, TWO-FAMILY. A building containing not more than two kitchens, designed and/or used to house not more than two families, living independently of each other, including all necessary household employees of each such family.

DWELLING GROUP. A combination arrangement of dwellings, whether detached or not, on one building site.

DWELLING, MULTIPLE FAMILY. A building not more than one (1) story in height designed and/or used to house three or more families living independently of each other and including all necessary household employees of each such family.

FAMILY. One person living alone, or two or more persons living together, whether related to each other or not. Eight unrelated persons is the limit of a so-called family.

GARAGE OR BOAT-HOUSE, PRIVATE. An accessory building or an accessory portion of the main building designed and/or used only for shelter or storage of self-propelled vehicles, except airplanes, owned or operated by the occupants of the main building.

GARAGE OR BOAT-HOUSE, PUBLIC. A building or portion thereof, except a private garage, used or designed to be used for the storage of self-propelled vehicles, except airplanes, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

HOME OCCUPATION. Any vocation, avocation, trade, or profession carried on within a dwelling or an accessory building of a main building by the inhabitants, but not including commercial raising of animals and fowls.

HOTEL. Any building or portion thereof, containing six (6) or more guest rooms used or intended or designed to be used, let, or hired out to be occupied, or which are occupied by six or more guests, whether the compensation for hire be paid directly or indirectly in money, goods, wares, merchandise, labor, or otherwise, and shall include hotels, lodging and rooming houses, dormitories, turkish baths, bachelor hotels, studio hotels, public and private clubs and any such building of any nature whatsoever so occupied, designed or intended to be occupied, except jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint.

KITCHEN. Any rooms used or intended or designed to be used for cooking and/or preparation of food.

LOT. A parcel of land on which a principal or main building and its accessories are placed, together with the open spaces required herein, or a subdivision of a block as shown by any recorded plat of an addition to or a subdivision of the County; or any portion or area of land in a single unit and under one ownership whether platted or unplatted or described by metes and bounds. If one or more lots are built upon as a unit of property and under one ownership they shall, for the purpose of this resolution, be considered a single lot.

LOT LINES. The boundaries of a lot as a lot is herein defined.

LOT, CORNER. A lot located at the junction of and fronting on two or more intersecting streets, with a boundary line thereof bordering on each of the two streets, and having a width of not greater than seventy-five (75) feet, and depth not greater than two hundred (200) feet.

LOT, TRIANGULAR. A lot, the sides of which converge toward the rear so that the width of the lot at its rear line measured along the said line shall be not more than thirty (30) feet, nor more than one-half the width of such lot, measured along the front line thereof.

LOT, INTERIOR. A lot which is not a "corner lot" or a triangular lot" is an interior lot.

LOT, THROUGH. An "interior lot" having frontage on two (2) parallel or approximately parallel streets.

PLACE OF HABITATION. A building or structure, or part thereof, required to have a permanent location and be occupied by one or more families who live therein.

STAND, TEMPORARY. A movable structure used or intended to be used for a period not to exceed one (1) year for the display and/or sale of seasonal products of suburban or agricultural districts, and removed when not in use.

STORY. Any portion of a building included between the floor and the finished ceiling next above it, or between the finished undersurface or the roof directly over a particular floor.

STREET. A public or private thoroughfare which affords a primary means of access to abutting property is a street to that property for the purpose of this resolution.

STREET LINE OR HIGHWAY MARGIN. The dividing line between a lot and a public street, road or highway.

STRUCTURE. Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground but not including retaining walls or fences four (4) feet or less in height, and other improvements of a minor character.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building or structure such as bearing walls, columns, beams, or girders, floor joists or roof joists.

YARD. An unoccupied space on a lot on which a building is situated, and except where otherwise provided in this resolution, open and unobstructed from the ground to the sky.

YARD, FRONT. Set-back or required open space extending across the front of the lot between street line and main structure, and between the inner side yard lines and measured between the street line of the lot and either: (a) the nearest line of the main building, or, (b) the nearest line of any enclosed or covered porch or accessory building.

YARD, REAR. A yard extending across the full width of the lot and measured between the rear line of the lot (not a street line) and the rear line of the main building nearest said rear line of the lot, including an enclosed or covered porch.

YARD, SIDE. A yard on each side of the building between the building and the side line of the lot and extending from the street line of the lot to the rear yard.

SECTION 3. ESTABLISHING USE DISTRICTS AND LIMITING THE USES OF LAND THEREIN.

1. In order to classify, regulate, restrict and segregate the uses of land, building and structures, and to regulate and restrict the location and use of buildings, structures, and the land for residence, trade, industrial and other purposes, the height, number of stories, size, construction and design of buildings and other structures; the size of yards, courts and other open spaces on the lot or tract; the density of population; the set-back of buildings and other structures; the set-back of buildings along highways, parks or public waterfrontages, and the subdivision and development of land, the unincorporated territory of King County, Washington, is hereby divided into use districts as follows:

R-1 Residence District
R-2 Residence District
R-3 Residence District
S-1 Suburban District
A-1 Agricultural District
B-1 Business District
B-2 Business District
(B-3 Business District) (Eliminated)
B-4 Business District
(B-P Business Parking District
C-1 Commercial District
M-1 Manufacturing District
F-R Forestry Recreational District (Combined with F)
W Watershed District
L-F Landing Field Districts
(S-2 Suburban District)
(F Forestry District)
(M-2 Industrial District)
(U-1 Unclassified District)

2. All lands not classified according to the aforementioned District classification on the official sectional area district maps and all lands of the County not shown on officially adopted sectional area district maps shall be considered unclassified. Uses permitted in the R, S, A, Districts, and subject to the regulations thereof, are permissible in such areas, and other uses may be permitted if first approved by the Planning Commission.

3. The boundaries of said use districts shall be determined and defined from time to time by the adoption of sectional area district maps covering portions of King County, showing the geographical area and location of said sectional areas, each of which said sectional area district maps shall be, upon its final adoption, a part of the official Master Plan of said County.

4. Each sectional area district map showing the classifications and boundaries of use districts within it, after its final adoption in the manner required by law, shall be and become a part of this resolution and said map and all notation, references and other information shown thereon shall thereafter be as much a part of this resolution as if all the matters and information set forth by said map were fully described herein.

5. When uncertainty exists as to the boundaries of any use districts shown on said sectional area district maps, the following rules shall apply: (a) Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries. (b) In unsubdivided property and where a district boundary divides a lot, the location of such boundaries, unless the same are indicated by dimensions, shall be determined by use of the scale appearing on such sectional area district map. (c) In case any uncertainty exists, the Planning Commission shall recommend and the Board shall determine the location of boundaries. (d) Where a public street or alley is officially vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.

6. The boundaries of such use districts as are shown upon any sectional area district map adopted by this resolution or amendments thereto, are hereby adopted and approved and the regulations of this resolution governing the uses of land, buildings and structures, the height of buildings and structures, the sizes of yards about buildings and structures, and other matters as herein set forth are hereby established and declared to be in effect upon all land included within the boundaries of each and every use district shown upon each said sectional area district map.

7. Except as hereinafter provided: (a) No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged, not shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than a use listed in this resolution or amendments thereto as permitted in the use district in which such land, building, structure or premises is located. (b) No building or structure shall be erected nor shall any existing building or structure be moved, reconstructed or structurally altered to exceed in height the limit established by this resolution or amendments thereto for the use district in which such building or structure is located. (c) No building or structure shall be erected, not shall any building or structure be moved, altered, enlarged or rebuilt, not shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this resolution or amendments thereto for the use district in which such building or structure is located. (d) No yard or other open spaces provided about any building or structure for the purpose of complying with the regulations of this resolution or amendments thereto shall be considered as providing a yard or open space for any other building or structure.

(Section 4. Establishing U-1 (Unclassified) District)
(Section 5. Adopting Sectional Area District Maps.)
Also deleted: Sample forms of Resolutions.

SECTION 4. R-1 RESIDENCE DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. One-family dwelling. (one - and two-family Dwellings.)
2. Art galleries, libraries, museums.
3. Buildings necessary for operation of public utility or government functions, when permitted by the Planning Commission. (as provided in Section 19, 2,(C))
4. Churches, schools, colleges, noncommercial playgrounds, when permitted by the Planning Commission. (as provided in Section 18 (A) 1, 2, and 4 (a))
5. Golf courses.
6. Home occupations, (1) subject to a permit by the Planning Commission and revocable at its pleasure, where only electric power not exceeding one-horse power in one unit is used, where no merchandise, equipment, or other articles are displayed or advertised, and where not more than two assistants are employed. Only one (1) sign, not greater than seventy-two (72) square inches in area bearing only the name and occupation shall be allowed where the office of physician, doctor, dentist, or other professional health practitioner is located in his or her dwelling or accessory building. Only one (1) sign, not larger than two square feet in area shall be allowed where the permit covers a trade or vocation not classified as a health practitioner. Such sign must be located within the set-back limitations which apply to other structures and is subject to the approval of the Planning Commission. No illuminated, neon, or other electric advertising device may be lighted after 7:00 P.M.
   The renting of rooms for lodging purposes, (2) provided no sign for this use is displayed.
7. Non-commercial nurseries.
8. Non-commercial planting, cultivating and irrigation of trees, plants and crops.
9. Non-Commercial gardening or fruit raising on vacant land.
10. Parks.
11. Private conservatories and structures for plants and flowers.
12. Private stables or barns, as provided in Section 18 and 19.
13. Private garage, as provided in Section 18, not to house more than two trucks.
14. Railroad and shelter stations.
15. Temporary real estate offices, as provided in Section 18.
16. Electrically powered fixed mechanical equipment for the private utilities of a building site.
17. Accessory buildings and structures, but not more than one accessory building on one building site, having floor area not to exceed thirty-six (36) square feet, which is used for the housing of domestic animals and fowls. Buildings for the housing of small animals and fowls shall be built and located not less than sixty-five (65) feet from any place of human habitation other than the owner's; and provided further that the roaming area for said small animals and fowls shall be fenced and located not less than thirty-five (35) feet from any adjacent place of human habitation.

   All accessory buildings used or to be used for the housing of stock, such as horses and cows, shall be built and located not less than one-hundred (100) feet from any place of habitation excepting the owner's.

(B) BUILDING HEIGHT LIMIT:
Two (2) stories not to exceed thirty-five (35) feet except as provided in Section 18.

(C) BUILDING SITE AREA REQUIRED:
As provided in Sections 18 and 19.

(D) FRONT YARDS, SIDE YEARDS, AND REAR YARDS REQUIRED:
As provided in Sections 18 and 19.

((E) DISTANCE BETWEEN DWELLINGS ON THE SAME LOT:)
No dwelling or other main building one (1) story in height shall be closer than ten (10) feet to any other dwelling or main building of equal height, and no dwelling or other main building two (2) stories in height shall be closer than fifteen (15) feet to any other dwelling or main building.)

SECTION 5. R-2 RESIDENCE DISTRICT REGULATIONS.

(A) USES PERMITTED:
1. Any use permitted in R-1 District.
2. Clubs or fraternal societies, community clubhouses, memorial buildings, except those the chief activity of which is a service customarily carried on as a business, and except those where alcoholic beverages of any kind are sold, given away or dispensed in any manner. (3)
3. Flats, apartments, boarding houses, lodging houses, and multiple dwellings such as motels and modern cabin courts which have separate sanitary facilities for each family unit.
4. Renting of rooms for lodging purposes only. (4)
5. Two-family dwellings.

(B) BUILDING HEIGHT LIMIT:
Four (4) stories not to exceed sixty (60) feet, except as provided in Sec. 18.

(C) BUILDING SITE AREA REQUIRED:
As provided in Sections 18 and 19, except that bungalow courts, dwelling groups or multiple family dwellings shall have an additional one thousand (1000) square feet of land area for each family or housekeeping unit.

(D) FRONT YEAR REQUIRED:
Same as in R-1 District.

(E) SIDE YARD REQUIRED:
As provided in Sections 18 and 19.

(F) REAR YARD REQUIRED:
Same as in R-1 District.

(G) ACCESSORY BUILDINGS:
Same as R-1 District (5)

SECTION 6. R-3 RESIDENCE DISTRICT REGULATIONS:

(A) USES PERMITTED:
1. Any use permitted in R-1 and R-2 Districts.
2. Amusement parks, playfields, playlands.
3. Trailer camps and cabin camps with common utility building and sanitary facilities.
4. Beach resorts and places for storage and rental of watercraft and moorage, provided, however, that houseboats and watercraft used for habitation or commercial amusement shall not be moored within the outer harbor lines.
5. Cemeteries, crematoriums, mausoleums, only when a permit therefor has been obtained from the Planning Commission.
6. Hospitals, sanitariums, institutions for philanthropic and eleemosynary uses other than correction.
7. Hotels with stores therein.

(B) BUILDING HEIGHT LIMIT:
Four (4) stories not to exceed sixty (60) feet, except as provided in Section 18.

(C) BUILDING SITE AREA REQUIRED:
Same as in R-2 District.

(D) FRONT YARD REQUIRED:
Same as in R-1 District.

(E) SIDE YARD REQUIRED:
Same as provided in Sections 18 and 19.

(F) REAR YARD REQUIRED:
Same as provided in R-1 District, except that when automobile courts or camps, not over one story high, are built with all their outside entrances from front of building only and opening into an interior court, depth of rear yard may be reduced to not less than five (5) feet as required for side yards.

(G) ACCESSORY BUILDINGS. (5)
Same as R-1 District.

SECTION 7. S-1 SUBURBAN DISTRICT REGULATIONS. (6)

(A) USES PERMITTED:
1. Any use permitted in R-1 ~~and R-2~~ Districts. (7)
2. The following uses are permitted, provided the tract or parcel of land, any portion of which is devoted to said permitted uses, shall be not less than 35,000 square feet.
3. All types of agriculture, horticulture, truck gardening, and such other uses as are ordinarily appurtenant thereto.
4. Dairying and stock raising, except the commercial raising of swine and goats may be allowed as provided in Section 19.
5. Kennels, small animal farms, poultry and squab farms and similar types.
6. Keeping of one cow and the requisite number of horses to carry on the agriculture permitted.
7. Golf, polo, swimming, tennis, yacht and country clubs, but not including any sport, recreation or amusement enterprise operated as a business, nor for commercial purposes, and in no case where alcoholic beverages are dispensed, without recommendation of the Planning Commission and approval of the Board of County Commissioners. (8)

(B) BUILDING HEIGHT LIMIT:
Same as in R-1 District.

(C) BUILDING SITE AREA REQUIRED:
Same as provided in Sections 18 and 19.

(D) FRONT YARD, SIDE YARD AND REAR YEAR REQUIRED:
Same as provided in Sections 18 and 19.

(E) ACCESSORY BUILDINGS.
Same as R-1 District. (5)

SECTION 8. A-1 AGRICULTURAL DISTRICT REGULATIONS.

(A) USES PERMITTED:
1. Any use permitted in the R-1 ~~and R-2~~ and S-1 Districts. (9)
2. Agriculture, truck gardening, dairying, horticulture, stock animal and poultry raising, commercial kennels, rabbits, canneries and general farming. Ranches or farms devoted primarily to commercial raising of hogs, and operated publicly or privately for the disposal of garbage, rubbish and offal shall have all their accessory buildings used or to be used for the housing of hogs and all the roaming area of these animals shall be located not less than five hundred (500) feet from any adjacent property line.

(B) BUILDING HEIGHT LIMIT:
Same as in R-1 District, except as provided in Section 18.

(C) BUILDING SITE AREA REQUIRED:
As provided for in Section 18. (10)

(D) FRONT YARD REQUIRED:
Same as in R-1 District.

(E) SIDE YARD REQUIRED:
Same as in R-1 District.

(F) REAR YARD REQUIRED:
Same as in R-1 District.

(G) ACCESSORY BUILDINGS.
Same as in R-1 District. (5)

SECTION 9. B-1 BUSINESS DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Any use permitted in R-1, R-2 and R-3 Districts.
2. Accessory uses and uses incidental to uses permitted in B-1.
3. Banks.
4. Barber shops, beauty parlors, personal service shops.
5. Furniture stores, drug stores.
6. Hand laundries, clothes cleaning and pressing.
7. Locksmith, shoe and other repair shops.
8. Lumber yards, coal and fuel yards, provided that when unhoused they shall be surrounded by an eight-foot solid wall or sight-obscuring fence herein known as a structure, and the yard regulations of this district shall be observed; and provided further, that no such lumber yards, coal and fuel yards shall be maintained closer than one hundred (100) feet to the side lines of an R-1 District.
9. Police or fire stations.
10. Parking lot.
11. Printing establishments and newspaper printing.
12. Public garage, repair shops and battery service station, tire repair shops.
13. Restaurants, cafeterias, catering.
14. Retail trade shops or shops for custom work or the making of articles not manufactured by chemical processes.
15. Sales rooms or store rooms for motor vehicles and other articles of merchandise.
16. Service stations.
17. Stores, retail and wholesale markets.
18. Studios, offices, business or professional.
19. Telephone exchanges or telegraph offices.
20. Undertaking establishments and crematories, only when a permit therefor has been obtained from the Planning Commission.
21. Billboards, advertising signs and devices of any size, provided the same height and yard regulations governing buildings and structures in B-1, B-2, C-1 and M-1 Districts, are complied with, and provided further that 3 copies of drawings or sketches showing the proposed size lettering and location on the ground plans shall be filed with the Planning Commission for the approval of the King County Road Engineer and/or the State Hwy. Department and also the King County Planning Commission.

(B) BUILDING HEIGHT LIMIT:
Two (2) stories and not to exceed thirty-five (35) feet, except as provided in Section 18.

(C) FRONT YARD REQUIRED:
Same as provided in Section 18.

(D) (13)

SECTION 10. B-2 BUSINESS DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Any use permitted in R-1, R-2 and R-3 Residential Districts and B-1 Business District.
2. Theatres, dance halls, bowling alleys, skating rinks, roller rinks, carnivals, merry-go-rounds, ferris wheels, or similar amusements where alcoholic beverages are not dispensed.

(B) BUILDING HEIGHT LIMIT:
Two stories and not to exceed thirty-five (35) feet, except as provided in Section 18.

(C) FRONT YARD REQUIRED:
Same as provided in Section 18.

(D) No moving picture theatre, or any structure for the exhibition of moving pictures shall be permitted within three hundred seventy (370) feet of the property line of any public school grounds; nor shall any dance hall, bowling alley, skating rink, or other commercial amusement places including merry-go-rounds, ferris wheel, or carnivals be permitted within any public park,

school ground or playground, or within five hundred (500) feet of the property line of any such park, school, or playground; said distances shall in all cases be measured along street margins and the same produced across street intersections by the shortest route.



SECTION 11. B-4 BUSINESS DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Any use permitted in R-1 and R-2 Residence Districts and B-1 and B-2 Business Districts.
2. Beer parlors, bars, taverns, cabarets, cafe dances or any other place where alcoholic beverages of any kind are sold, given away, or dispensed in any manner under State license or otherwise, and only when permission is granted by the Planning Commission.

(B) BUILDING HEIGHT LIMIT:
Two (2) stories not to exceed thirty-five (35) feet except as provided in Section 18.

(C) FRONT YARD REQUIRED:
Same as provided in Section 18.

(D) No beer parlor, bar, tavern, dance hall, cabaret, cafe dance, or other commercial enterprise where alcoholic beverages are dispensed and consumed on the premises, shall be permitted within any public park, school ground or playground, or within five hundred (500) feet of the property line of any such park, school or playground; said distances shall in all cases be measured along street margins and the same produced across street intersections by the shortest possible route.

SECTION 12. B-P BUSINESS PARKING DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Restricted or public parking of automobiles or trucks, whether for fee or without charge.
2. Parking area for places of public assembly.
3. Parking area for all types of business, commercial or manufacturing areas, where any cars are parked.

SECTION 13. C-1 COMMERCIAL DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Any use permitted in R, S-1, B-1, and B-2 Districts. (12)
2. Any light manufacturing using power not in excess of two (2) horsepower in one unit.
3. Auto assembly plants.
4. Auto laundries, fender and body repair shops.
5. Auto wrecking places, lumber yards, coal and fuel yards, provided that when unhoused they shall be surrounded by an eight-foot solid wall or sight-obscuring fence known herein as a structure, and the yard regulations of this district shall be observed; and provided further, that no such auto wrecking places, lumber yards, coal and fuel yards shall be maintained closer than one hundred (100) feet to the side lines of an R-1 District.
6. Bakeries.
7. Cleaning and dyeing establishments.
8. Clothing manufacture.
9. Distilleries and wineries.
10. Dress Manufacture.
11. Electric shops.
12. Employment agencies.
13. Laundries.
14. Milk bottling plant.
15. Painting and decorating shops.
16. Plumbing shops.
17. Tailors.

18. Upholstery shops.
19. Warehouses.
20. Welding and sheet metal works.
21. Other uses which can reasonably be considered similar or related to the uses listed above.

(B) BUILDING HEIGHT LIMIT:
Two (2) stories and not to exceed thirty-five (35) feet, except as provided in Section 18.

(C) FRONT YARD REQUIRED:
Same as provided in Section 18.

(D) (13)

SECTION 14. M-1 MANUFACTURING DISTRICT REGULATIONS.

(A) USES PERMITTED:
1. Any use permitted in R, S, B-1, B-2 and C-1 Districts. (14)
2. Airplane manufacture.
3. Ammonia, chlorine or bleaching powder manufacture.
4. Asphalt manufacture or refining.
5. Assaying (other than gold and silver)
6. Automobile manufacture.
7. Blast furnaces.
8. Boiler works.
9. Breweries or distilleries.
10. Brick, tile, or terra-cotta manufacture or storage.
11. Broom and brush manufacture.
12. Candle manufacture.
13. Carbon manufacture.
14. Celluloid or similar cellulose materials manufacture.
15. Chain and cable manufacture.
16. Charcoal manufacturing or pulverizing.
17. Chemical manufacture.
18. Coke ovens.
19. Creosote treatment or manufacture.
20. Disinfectants manufacture.
21. Distillation of wood, coal or bones, or manufacture of any of their by-products.
22. Dog pounds.
23. Dry kilns.
24. Dyestuff manufacture.
25. Emery cloth or sandpaper manufacture.
26. Enameling.
27. Explosive storage.
28. Exterminators or insect poisons manufacture.
29. Feed and cereal mill.
30. Flour mill.
31. Foundries.
32. Gas (illuminating or heating) manufacture or storage.
33. Glass or glass products manufacture.
34. Hangar.
35. Ice manufacturing plant.
36. Incineration or reduction of garbage, offal, dead animals, and refuse.
37. Japanning.
38. Junk, rags, scrap iron, or paper storage or baling.
39. Kelp reduction and the extraction of its by-products.
40. Lamp-black manufacture.
41. Auto assembly.
42. Heavy manufacturing and large warehousing.
43. Any other manufacturing, processing, commercial or industrial uses not heretofore listed which may be classified by the Planning Commission as M-1 because of possibly obnoxious odors, noises, smoke, or unsightliness.
44. Lubricating grease manufacture or oil compounding.
45. Lumber or shingle mills.
46. Machinery manufacture.
47. Machine shop.

48. Match manufacture.
49. Oilcloth or linoleum manufacture.
50. Oxygen manufacture.
51. Paint, oil, shellac, varnish or turpentine manufacture.
52. Paper and pulp manufacture.
53. Paper box manufacture.
54. Petroleum refining or storage or manufacture of any of its by-products.
55. Planing mill or wood-working plant.
56. Plaster or wallboard manufacture.
57. Power, light, or steam plant (central station)
58. Printing ink manufacture.
59. Railroad yard or roundhouse.
60. Reducing or refining aluminum, copper, tin or zinc.
61. Rolling or blooming mill.
62. Rope manufacture.
63. Rubber or caoutchouc manufacture from crude material.
64. Salt works.
65. Saw mill.
66. Ship yards or ship building.
67. Shoddy manufacture.
68. Shoe blacking manufacture.
69. Soap manufacture.
70. Soap and compound manufacture.
71. Stables, commercial.
72. Starch, glucose, or dextrine manufacture.
73. Steel or iron mills.
74. Stoneware or earthenware manufacture.
75. Stove polish manufacture.
76. Tanning, curing or storage of raw hides or skins.
77. Tar distillation or manufacture.
78. Tar roofing or tar waterproofing manufacture or similar products of chemical composition.
79. Textile mills.
80. Tobacco (chewing) or cigar manufacture.
81. Vegetable oil or other oil manufacture, refining or storage.
82. Yeast plant.
83. Any use of electric power motors requiring two (2) horsepower, or more.

(B) BUILDING HEIGHT LIMIT:
Two (2) stories and not to exceed thirty-five (35) feet, except provided in Section 18.

(C) FRONT YARD REQUIRED:
Same as provided in Section 18.

(D) (13)
(M-2 INDUSTRIAL DISTRICT REGULATIONS)

SECTION 15. F-R Forestry RECREATIONAL DISTRICT REGULATIONS

(A) USES PERMITTED:
1. All uses permitted in R-1, R-2, and S-1 Districts and regulations to such Districts to also apply.
2. Boat liveries.
3. Hunting and fishing camps.
4. Private summer cottages and service buildings. (15)
5. Recreational camps and resorts.
6. Forestry industries. (16)
7. Harvesting of any wild crop, such as marsh hay, ferns, moss and berries. (16)
8. Hydro-electric dams, power plants, water flowage areas, transmission lines and stations together with necessary accessory buildings. (16)
9. Mines, quarries and gravel pits. (16)
10. Production of forest products. (16)
11. Public and private parks, playgrounds, camp grounds and golf courses. (16)
12. Trappers' cabins. (16)

(B) BUILDING HEIGHT LIMIT:
Same as in R-1 District.

(C) BUILDING SITE AREA REQUIRED:
Same as in R-1 District.

(D) No building or structure shall be built closer than twenty (20) feet to any property line or highway. (16)

SECTION 16. WATERSHED DISTRICT REGULATIONS.

(A) USES PERMITTED:
All uses permitted by statutes of the State of Washington and with the regulations adopted by Boards of Health of the State of Washington and any Federal regulations pertaining thereto.

SECTION 17. LANDING FIELD DISTRICTS, Subdivided into L-F-R-1; L-F-R-2; L-F-R-3; L-F-S; L-F-A-1; L-F-B-1; L-F-C-1; L-F-M-1; L-F-F-R; Regulations.

(A) USES PERMITTED:
1. Landing Fields or Seaplane Bases, and all necessary accessory requirements for aerial transportation.
2. Other uses permitted in each subdivision to conform to those allowed in respective districts as follows: R, S, A, B, C, M, FR Districts.

(B) BUILDING HEIGHT LIMIT:
Height of all buildings and structures shall be limited to two stories, or not more than thirty-five (35) feet above street grade. The exceptions listed in Section 18 (B) HEIGHT, Paragraph 1 and 2 of Districting (Zoning) Resolution shall not be permitted in any Landing Field District, unless such height exceptions of any structure and all natural growths are kept below the several inclines extending from the airport and designating the safe angle of glide for airplanes approaching and leaving the field of the airport, as shown on the sectional area district maps as Airplane Turning Zones and Airplane Approach Zones.

(C) SITE AREA, YARDS AND OTHER REGULATIONS.
Front, side, rear yards, open spaces and all other regulations shall, in each Landing Field District, be the same as required in the respective use districts in the same manner as designated for uses in (A) with additional requirements in each District as follows:

No smokestack, pole, tower, water tank or any other structure shall be built or maintained within one thousand (1,000) feet of the boundaries of any airport to a height in excess of fifty (50) feet, even though being below the inclines extending from the airport and designating the safe angle of glide, unless for public safety such structure is marked with alternating international orange and white stripes, said stripes to be of a width equal to one-seventh (1/7) and one-fourteenth (1/14) respectively, of the height of the structure, the international orange starting at the top; provided that such markings shall not apply to buildings.

No building or other structure, in this section referred to or described, shall be constructed or maintained within one thousand (1,000) feet of the boundaries of any airport unless same shall be lighted at night with red light or lights of at least 100 watts each, or of equal neon illumination, visible from all directions, and located in such manner that the structure is clearly designated.

(D) These permitted uses shall be subject to all State and Federal regulations and requirements of the State of Washington and the Federal Government and their official subdivisions regulating aircraft and air fields.

(U-1 UNCLASSIFIED DISTRICT REGULATIONS) (18)

SECTION 18. GENERAL PROVISIONS.

The foregoing regulations shall be subject to the following provisions:

(A) USES.

1. Kindergartens and schools to and including the eighth grade are permitted in any use district, provided, in Residence and Suburban Use Districts, 65% of their building site areas is devoted to open spaces, and in addition thereto there be provided a piece or parcel of land not less than one-fourth (1/4) of an acre in area abutting or adjacent and in one unit to be devoted exclusively to playfield purposes and the necessary accessory buildings; and provided further, that the main building and playfield shall each be considered as a unit governed by the front yard and rear yard requirements for the Districts in which they are located, and by a side yard requirement for playfields that side yards shall each have a width of twenty-five (25) feet.

2. Churches, eleemosynary institutions, schools of a grade higher than the eighth, and any educational institution and those of a similar nature, if located in the Residence and Suburban Use Districts, shall have 65% of the building site areas devoted to open spaces and the front yard, rear yard and side yard requirements shall be the same as provided herein for the kind of use district in which they are located.

3. In the Suburban and Agricultural Use Districts, temporary stands for the sale of products grown or produced on the premises shall be permitted as accessory uses, provided the applicant for permit to erect such stand agrees to remove same on or before the expiration of three months' period from the date of permit, and to have no signs greater than two by three (2 x 3) feet, and not more than two such signs. The erection of said stands to be governed by the set-back regulations of the use districts in which they are located.

4. The following accessory uses, in addition to those hereinbefore mentioned, shall be permitted in any district, provided that such accessory uses do not alter the character of the premises in respect to their use for the purpose permitted in such respective districts.
   (a) The operation of necessary facilities and equipment in connection with schools, colleges universities, hospitals, and other institutions permitted in the respective districts.
   (b) News and refreshments stands in connection with passenger stations.
   (c) Recreation, refreshment and service buildings in public parks, playgrounds and golf courses, by permit after a public hearing.
   (d) Real estate officies of temporary character when built according to plans and in locations approved by the Planning Commission for a period of not exceeding one (1) year, subject to extension by the Planning Commission.

(B) HEIGHT

1. Except in Landing Field Districts, towers, gables, spires, penthouses, scenery lofts, cupolas, water tanks, silos, artificial windbreaks, barns, windmills, and similar structures, and necessary mechanical appurtenances may be built and used, and natural growth may be allowed to grow, to a greater height

than the limit established for the district in which structures are located; provided, however, that no structure in excess of the allowable building height shall be used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building.

2. Except in Landing Field Districts, such as L-F-R-1, L-F-S, etc., Districts, where the average slope of a lot is greater than one (1) foot rise or fall in seven (7) feet of distance from the established street elevation of the property line an additional story will be permitted on the downhill side of any building.

(C) AREA:

1. Any lot may be used for a building site, subject to the restrictions governing the use district in which it is located, if it lies within the following category as of June 2, 1937. Any lot shown upon an official subdivision map duly approved and recorded or shown on an unrecorded plat, or for which a deed is of record in the office of the County Auditor of King County, or for which a contract for sale is in full force and effect at the time this resolution becomes effective.

2. The minimum lot or tract area in Residence Districts shall not be less than six thousand (6000) square feet with a minimum lot or tract width of sixty (60) feet; in Suburban Districts not less than thirty-five thousand (35000) square feet with a minimum lot or tract width of one hundred thirty-five (135) feet; in Agricultural Districts not less than one quarter (1/4) of the quarter-quarter section including areas taken for road purposes; and in Forestry-Recreational Districts not less than forty-eight hundred (4800) square feet with a minimum width of forty (40) feet. No lot or tract without frontage on a street or highway shall be approved. The minimum lot width of irregularly shaped lots or tracts shall be measured at the front building line.

3. In the Residence, Suburban, and Agricultural Use Districts front yards shall be not less than twenty (20) feet in depth measured from the existing or proposed street, or highway line as shown upon the official highway maps.

4. In the Business Commercial, Manufacturing, Use Districts the front yard shall be not less than fifteen (15) feet.

5. Where the official highway map shows the future width greater than the dedicated width, then the front yard shall be measured from the margin of the future highway width. On corner lots the front yard shall be measured from the street line abutting the narrowest dimensions of the lot.

(6.) (19)

6. Except as provided in Section 19 each side yard in Residence, Suburban, and Agricultural Use Districts shall have a minimum width of five (5) feet, and each side yard shall be increased by two and one-half (2-1/2) feet for each dwelling family unit in excess of two served by such side yard, and this shall be increased two and one-half (2-1/2) feet for each additional story above two, but in no case required to have more than ten (10) feet. In the case of a corner lot in said Districts any side yard abutting any street shall be not less than ten (10) feet in width.

7. No building or structure shall be erected closer than fifteen (15) feet to any abutting street line in the Business, Commercial, Manufacturing, Use Districts, and in no case in these Districts closer than forty-five (45) feet to the center line of the abutting street or streets. A rear yard shall be pro-

vided in the B-1 Business District, C-1 Commercial District, M-1 Manufacturing District, of not less than eight (8) feet wherever the rear line of the lot of these districts forms the common boundary of any Residence, Suburban, or Agricultural District.

8. The rear yards in Residence, Suburban, and Agricultural Use Districts shall be not less than twenty-five (25) feet in depth, and no building or structure therein shall be erected closer than ten (10) feet to any abutting street.

9. In computing the depth of a rear yard from any building where such yard opens on any alley or public park, one-half (1/2) of the width of such alley or park may be deemed to be a portion of the rear yard.

10. A detached accessory building not exceeding one (1) story in height may occupy not more than fifty per cent (50%) of the area of a rear yard and shall not be closer than five (5) feet to the main building wherever situated.

11. Detached accessory buildings in Residence, Suburban, and Agricultural Use Districts shall conform to the front (and side) yard regulations pertaining to main buildings in the above Use Districts; such detached garages may be built to the side line, provided that a joint easement be executed and filed with the County Auditor by the two property owners concerned. Provided, however, that where the slope of the front half of the lot is greater than one (1) foot rise or fall in seven (7) feet run from the established street elevation at the front property line, or where the elevation of the front half of the lot is more than four (4) feet above or below the established street elevation at said property line, a garage may be built not less than ten (10) feet from the property lines abutting any street, provided that no part of a movable extension of the structure shall extend into said restricted area, and whenever the said rise or fall is greater than eight (8) feet above or below the established street elevation at property line, as described above, then said garage may be built not less than five (5) feet from the property lines abutting any street; provided that no part of movable extension of the structure shall extend into said restricted area.

12. Porches, terraces, and outside stairways, unroofed, unenclosed, above and below floor or steps shall not project more than three (3) feet into any rear yard or side yard.

13. In all use districts, excepting Residence, Suburban, and Agricultural, abutting upon a right-of-way with a width of ninety (90) feet or more, the Planning Commission may, at its discretion, waive the present set-back regulations applicable thereto.

SECTION 19. SPECIAL PROVISIONS.

1. Lots for dwelling purposes only, for seasonal and recreational use, may have areas less than forty-eight hundred (4800) square feet when located in a subdivision of beach property adjacent to and within one thousand (1000) feet of tidewater of Puget Sound or shore of any lake when approved by the Planning Commission upon the following conditions:
   (a) Application to be made by the subdivider at the time of filing of subdivision map for the approval of the Planning Commission.
   (b) Minimum lot area to be four thousand (4000) square feet.
   (c) Minimum lot width to be forty (40) feet.
   (d) Minimum front and rear yards to be ten (10) feet each when not abutting water front.
   (e) Minimum distance to high water shore line of beach for all structures, including septic tanks and their drain pipes,

one hundred (100) feet.
(f) Minimum side yards to be four (4) feet each.
(g) Maximum height of dwellings, two (2) stories and not to exceed thirty-five (35) feet.
(h) All other regulations of the district not in conflict with the above requirements to be complied with.

2. Specified types of uses and buildings in the Suburban and Residence Districts, as provided in the regulations of such districts, under conditions which will preserve the integrity and character of the district, the utility and value of adjacent property and the general welfare of the neighborhood, such conditions being specifically as follows:
(a) Temporary stands in the Suburban Use District, upon condition that (1) design of the stand be approved by the Planning Commission, (2) the stand be removed when not in use.
(b) Residential hotels, upon condition that (1) the building site contain not less than ten (10) acres, (2) building coverages not to exceed thirty-five per cent (35%) of the area of the site, (3) fifty per cent (50%) or more of the guest rooms to be provided in detached buildings, and (4) all buildings and plot plans to be approved by the Planning Commission.
(c) Public utility buildings, transformers and structures, upon condition that all plans be approved by the Planning Commission.
(d) Private stables, upon condition that the location and building plans all have approval of the Planning Commission, but the number of animals, not including sucklings, in a private stable shall not exceed one (1) for every two thousand (2000) square feet contained in the area of the building site on which such building is located.
(e) Cemeteries, mausoleums and crematories, upon condition that the area of any individual cemetery be not more than eighty (80) acres and shall be governed by front and side yard regulations of the use district in which located.
(f) Churches, museums, and libraries, upon condition that plot plans be submitted to and approved by the Planning Commission.
(g) Schools, colleges, public playgrounds,and athletic fields, upon condition that (1) an area adequate, in the judgment of the Planning Commission, be provided to reduce possibility of injury to adjoining residential properties, and (2) plot plans be approved by the Planning Commission.
(h) Airports, landing fields, and seaplane bases for private or public use, together with their structures and accessory buildings, and buildings necessary for business appurtenant thereto, upon condition that the location in the area, the plot plans, and all building plans and specifications together with such considerations as sound-proofing, landscaping of the grounds, and--in a case of a seaplane base--designation of definite near-shore water preventing interference with adjacent property owners' beaches, all to be approved by the Planning Commission. Application for such use shall be accompanied by a drawing and plot plan made to scale, showing the lot and the building site, the proposed location of the building or buildings on lot, accurate dimensions of buildings and specifications, and such other information as may be necessary for enforcement of this resolution. That such plans shall show that all buildings and accessories and runways shall be located at such distance as may be approved by the Planning Commission from the side lines of the tract or plot which is to be used as an airport, landing field, or seaplane base.
(i) High voltage power transmission lines, upon condition that the location plans be approved by the Planning Commission before purchase of rights-of-way.

(j) Commercial dairies, having a herd of more than five (5) cows, provided that no feeding pens, milking sheds and other buildings or structures designed or used for confinement of the herd be located closer than five hundred (500) feet to any occupied dwelling except such as may be located upon the premises.

3. To permit the reconstruction and/or remodeling of a nonconforming building in accordance with plans and specifications approved by the Planning Commission where, in the judgment of said Commission, such reconstruction and/or remodeling will, in the matter of front, side, and rear yards, structural character and exterior appearances of said building, make said nonconforming building safer and more healthful and bring it and its subsequent uses into fairer conformity with its surroundings.

4. Whenever at least fifty per cent (50%) of all the property fronting on one side of a street between two intersecting streets is improved with buildings, and the majority of all of the buildings in said area have a front yard less than twenty (20) feet, then no new building on an interior lot shall be required to have a greater front yard than the average depth of the two front yards nearest on each side, but in the Residence, Suburban, and Agricultural Use Districts the minimum front yard depth in no case shall be less than ten (10) feet. The yard regulations governing corner lots, whether the streets are improved or not, whether the balance of the property fronting on the street is built upon or not, must be followed out.

5. Houseboats and watercraft used for habitation or commercial amusement shall not be moored or located within any established outer harbor line or between the shore line high water mark and the line of navigability along rivers, streams or bodies of water, and in no case closer than two hundred fifty (250) feet to the shore line low water mark.

6. The raising or keeping of any swine or goats or the keeping or housing of more than three (3) dogs, exclusive of unweaned puppies, on any building site in a Residence District is prohibited.

7. In Residence Use Districts outhouses for use as privies or lavatory conveniences are prohibited. The sanitary conveniences must be incorporated within or made a part of the building to which they appertain and must consist of a chemical toilet or installed plumbing properly connected with and drained into a covered septic tank, cesspool, or closed sewer.

8. Clinical types of buildings for the use of physicians, surgeons, dentists, or other professional practitioners may be erected and used in R-1, R-2, and R-3 Districts, provided the plot plans be approved by the Planning Commission. Buildings not to occupy more than one-third of the area of the lot, and to be located not closer than twenty (20) feet from the property on either side.

9. In Residence Use Districts electric fences or any device designed to give an electric shock to any person coming in contact therewith are prohibited.

10. Highway Border Districts be and are hereby established and shall be part of this resolution as each of such districts is developed and approved by the Planning Commission as shown on its respective map, and that the front, side and rear yards regulations shown on such maps shall supersede the yard requirements contained in other provisions of this resolution.

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SECTION 20. NON CONFORMING USES.

1. The lawful use of land existing June 2, 1937, (20) although such use does not conform to the provisions hereof, may be continued, but if such non conforming use is discontinued any future use of said land shall be in conformity with the provisions of this resolution.

(2.) (21)

2. If no structural alterations are made, a non conforming use of a building may be changed to another non conforming use of the same or more restricted classification. If a non conforming use is changed to a more restricted use, no further change is permitted unless to a still more restricted use.

3. No existing building designed, arranged or intended for or devoted to a use not permitted under the regulations of this resolution for the district in which such building or premises is located shall be enlarged, extended, reconstructed, or structurally altered unless such use is changed to a use permitted under the regulations specified by this resolution for such district in which said building is located; provided, however, that work done in any period of twelve months or ordinary structural alterations, replacements of walls, fixtures or plumbing not exceeding twenty-five per cent (25%) of the assessed value of the building according to the assessment thereof by the Assessor of the County for the fiscal year in which such work is done shall be permitted, provided that the cubical contents of the building as it existed June 2, 1937 be not increased.

4. If at any time any building, in existence on June 2, 1937 which does not conform to the regulations for the district in which it is located, shall be destroyed by fire, explosion, Act of God, act of the public enemy to the extent of more than seventy-five (75%) per cent of the assessed value thereof, according to the assessment thereof by the said Assessor for the fiscal year during which such destruction occurs, then and without further action by the Board, the said building and the land on which said building was located or maintained shall from and after date of such destruction be subject to all the regulations specified by this resolution for the district in which said building and land are located.

5. Any building remaining vacant for a continuous period of more than one (1) year shall not again be reoccupied except by a conforming use.

6. The nonconforming use of a fractional part of a building or lot shall not be extended to occupy a greater part of the building or lot than that occupied on June 2, 1937 except that a nonconforming use may be extended to that portion of a building which was arranged or designed for such nonconforming use as of June 2, 1937.

(8) (22)

7. The King County Planning Commission may issue permits for a period of not more than a year for the erection and use in an undeveloped Residence District of bunkers or other equipment for the handling and removal from the premises of sand, gravel, or other natural deposits of commercial value.

(a) It shall be unlawful for any individual or firm to undertake the excavation of black soil, peat, sand, gravel or other natural deposits of commercial value, where, by reason of such excavation, there is a danger of creating in such excavated area unprotected lakes, ponds or other bodies of water, without having first secured a permit from the King County Planning Commission, which has been approved by the office of the King County Engineer;

(b) Before the permit is issued, the applicant shall submit plans providing that the area to be excavated shall be fenced and that entrance to such excavated area be had by gate which can be securely locked and the plans shall also provide for backfilling the excavated area and, in addition, the applicant shall provide that the area to be excavated be posted with signs of a size and design to be established by the King County Planning Commission and the King County Engineer's office, informing any person who may wander into such area that a dangerous condition exists by reason of the excavation being carried on in such area;

(c) Each permit issued pursuant to the regulations herein set forth shall be valid for one (1) year from the date of issuance and such permit may be renewed upon application to the King County Planning Commission and the King County Engineer's office.

(10.) (23)

8. In every case in which, under the provisions of any resolution of King County, or any statute in effect at the time this resolution takes effect, a license or permit is required for the maintenance of any structure or the establishing, maintaining and/or conducting of any business use, and any structure or business use exists as a nonconforming use under the provisions of this resolution, then no such license or permit shall be authorized, issued, renewed, re-issued, or extended for said business use unless and until a use and occupancy permit shall first have been secured for the continued maintenance of said structure or use.

9. The Planning Commission may issue permits for the nonconforming use of any area, for a reasonable period of time not exceeding one year and subject to renewal or cancellation upon petition of any person, where such nonconforming use is not materially detrimental to the public welfare, nor to the rights of other persons living near said area.

10. The Planning Commission may by a majority vote of its entire membership, in its discretion allow variances in any provision or restriction of this resolution where hardship would otherwise result, provided such modification does not conflict with the general purposes of this resolution nor adversely affect the public health, safety, morals, or general welfare. The Planning Commission also in granting a reclassification of property, may attach as part of any such grant or permission such reasonable restrictions, covenants, or regulations as it deems necessary in the interest of public health, safety, morals, or general welfare.

SECTION 21. INTERPRETATION, PURPOSE AND CONFLICT.

1. In interpreting and applying the provisions of this resolution, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare. It is not intended by this resolution to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however, that where this resolution imposes a greater restriction upon the use of buildings or land or upon height of buildings, or requires larger space than is imposed or required by other resolutions, rules or regulations or by easements, covenants or agreements, the provisions of this resolution shall govern.

SECTION 22. FILING OF PLOT PLANS.

1. In all cases where Area District Maps, showing use districts, have been adopted for any portion of the County, before constructing any building or structure, or alteration, recon-

struction, improvement or relocation thereof in which a change of cubical size or design for a different purpose occurs, and for the purpose of enabling the Planning Commission to keep a proper record thereof, the owner or agent of the property involved, shall state in writing his name, Post Office address, the legal description and general location of his property or the property he represents and make duplicate drawings or sketches showing a plot plan of the building or structure on said site, giving distances from property lines, the size, height, number of stories and the use to which it is to be put. In case of advertising devices or signs, duplicate drawings or sketches showing the proposed size, lettering and location on the ground plans shall be filed with the Planning Commission.

The above information, drawings or sketches shall be filed with the Planning Commission, which body shall acknowledge receipt thereof by returning one copy, stamped and dated, to the address indicated by the owner or agent of the property. Then the owner or agent may proceed with the construction, being responsible for the proper observance of all rules and regulations provided in this resolution.

The observance of the provisions of this Section shall not be construed as granting a permit for any purpose, but are for the purpose of avoiding errors in construction or interpretation of this Districting Resolution and for providing County records.

The intent of the above provisions is to protect adjoining property values, or the investment of public funds spent in the construction of highways, or the general welfare inherent in an orderly and decent treatment of the scenery of the State of Washington, by insuring the location of buildings in good taste, proper proportion, and in harmony with their surroundings, and to secure the best and most appropriate use of land.

SECTION 23. AMENDMENTS AND CHANGES OF DISTRICT BOUNDARIES.

1. The Planning Commission shall, as rapidly as is in its judgment feasible, proceed with the more precise classification of the unincorporated territory of King County in accordance with the provisions of the statutes of the State of Washington relating to such matters, and shall hold such public hearings as are prescribed in the manner directed by such statutes.

2. Whenever the owner of any land or building desires a reclassification of his property he shall present to the Commission a petition duly signed and acknowledged by him requesting an amendment, supplement or change of regulations prescribed for such property, said petition shall be referred by the Board to the Planning Commission for a hearing on such amendments, extensions or addition to the districting plan and such other matters as may be related to said petition.

3. The said Planning Commission shall cause to be made an investigation of the matters involved in such petition, and if in the opinion of said Planning Commission, after due investigation and consideration of the facts stated in such petition and any competent facts involving the property in question and other property in the vicinity thereof, said Planning Commission believes that such change of district or exception is necessary for the preservation and enjoyment of any substantial property right of the petitioner and not materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof, said Planning Commission shall transmit to the Board a report recommending that such petition be granted. If such report is not made to said Board within thirty (30) days from the filing of such petition, the failure to make such a report shall be deemed to be a disapproval of such petition by said Planning Commission.

Such action having been taken by the Planning Commission, no reconsideration of the same petition may be required within a period of six (6) months from the date of such action. This provision shall not be construed to prevent an appeal as herein provided.

4. If said Planning Commission after such investigation and consideration disapproves such petition, said Planning Commission shall cause to be mailed to such petitioner a postcard notice of such disapproval and any disapproval by said Planning Commission shall be final unless the petitioner, within thirty (30) days after the date of mailing such postcard notices, or the expiration of thirty (30) days from the filing of such petition, during which said Planning Commission shall have failed to take action thereon, appeal to said Board by filing with the clerk of said Board a written notice of such appeal.

5. If upon receiving such report or notice of appeal, said Board deems it necessary or expedient so to do, it may set the matter for hearing upon such notice to interested parties, as it may deem proper, and said Board may by resolution, after hearings, follow the recommendation of the Planning Commission if said Board is satisfied from its consideration of said petition and the matters relative thereto that such a change of district or exception is necessary for the preservation and enjoyment of such property right or rights of the petitioners and is not materially detrimental to the public welfare or injurious to the property in the vicinity.

6. Whenever any reclassification of property, any amendments, supplements or changes of regulations or any amendment or amendments to any map or maps which are a part of this resolution, are initiated by the Board or Planning Commission, the right to make and take which said initiative proceedings are hereby reserved to said Board or Planning Commission and authorized to be made and taken by either of them, the hearings provided herein for a property review and map amendment shall be held in the manner provided for in this Section, and such reclassification of property, amendments, supplements, or changes of regulations or amendments of such map or maps may be made upon the recommendation by either one if concurred in by the other.

7. Fees for reclassification (rezoning) of property are to be $25.00 for each petition; $10.00 payable upon filing of the petition and the balance payable upon its final approval by the Planning Commission and the Board of County Commissioners. The petitioner is required to furnish a plot plan of the area for a distance of three hundred (300) feet on all sides of his property with a list of ownerships therein. In lieu of said plot plan and list of ownerships an additional fee of $10.00 may be paid by the petitioner. No building permits are to be issued until the fee is paid in full.

SECTION 24. VALIDITY.

If any section, paragraph, subsection, clause or phrase of this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this resolution. The board hereby declares that they would have passed this resolution and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases be unconstitutional or invalid.

SECTION 25. PENALTY CLAUSE.

That inasmuch as this resolution is for the benefit of the life, health, welfare, safety, and convenience of the inhabitants

of King County and is passed under the power given by the County Commissioners by the State Constitution, it is hereby made a misdemeanor to violate any of the provisions of this resolution or any amendments thereto, and such violations shall be punished as provided by the Statutes of the State of Washington for the commission of a misdemeanor.

SECTION 26. REPEALING.

All resolutions of King County, inconsistent herewith to the extent of such inconsistency, and no further, are hereby repealed.

The above resolution approved and recommended to the Board of County Commissioners this 26th day of April 1949.

By /s/ John P. Walkup
JOHN P. WALKUP, Chairman

/s/ Janet P. Tourtellotte
Mrs. JANET P. TOURTELLOTTE,
Secretary

KING COUNTY PLANNING COMMISSION

The above and foregoing resolution adopted by the Board of County Commissioners of King County, Washington this 13th day of June 1949.

Taylor M. Greene
TAYLOR M. GREENE, Chairman

~~WILLIAM H. SEARS~~

Dean C. McLean
DEAN C. McLEAN

BOARD OF COUNTY COMMISSIONERS
King County, Washington

ATTEST: ROBERT MORRIS
Clerk of the Board

By Ralph A. Stender, Deputy

## DELETIONS AND EXPLANATORY NOTES

(1) (-(excluding the commercial raising of animals and fowls) offices and studios for any vocation, avocation, trade or profession carried on within a dwelling or in an accessory building by the inhabitant of the main building.)

(2) (--only for the accommodation of not to exceed four (4) persons in a one (1) family dwelling.)

(3) (--and except those where liquor or intoxicating beverages of any kind are sold, given away or dispensed in any manner under State license or otherwise.)

(4) (--for the accommodation of not to exceed five (5) persons in a one-family dwelling.)

(5) All accessory buildings used or to be used for the housing of stock, such as horses and cows, shall be built and located not less than one hundred (100) feet, and for the housing of chickens and/or other fowls and small animals not less than sixty-five (65) feet from any place of habitation other than the owner's, and provided further that the roaming area for said stock, small animals, and fowls shall be fenced and located not less than thirty-five (35) feet from any adjacent place of habitation other than the owner's.

(6) S-1 and S-2 Suburban District Regulations have been consolidated into Section 7 as "S" Suburban District Regulations.

(7) (Any use permitted in R-1 Residential District.)

(8) (and also such special uses as provided in Section 18, A. 4 (c).)

(9) (Any use permitted in R-1, S-1, and S-2 Districts.)

(10) (Same as in R-1 District.)

(11) B-3 established by County Commissioners' Resolution #9481 - 1/15/46, subsequently rescinded by County Commissioners' Resolution #10133 on 8/12/46.

(12) (Any use permitted in R-1, S-2 and B-1 Districts.)

(13) Paragraph (D) now included as part of Section 10, was included originally in #6494 under B-1, C-1 and M-1 District Regulations. It was deleted from these Sections by Resolution and added to the Regulations of B-2 (Business) District Regulations.

(14) (Any use permitted in R-1, S-2, B-1 and C-1 Districts.)

(15) (--, except that no dwellings for permanent yearly residence shall be permitted.)

(16) A use that was formerly in the F (Forestry) District regulations, which regulations are consolidated in this resolution with the F-R (Forestry-Recreational) District Regulations.

(18) Since the U-1 (Un-Classified) District has been eliminated from this resolution the U-1 District Regulations have also been deleted.

(19) (Side yards in Residence, Suburban, and Agricultural Use Districts shall be not less than five (5) feet in width, but in case of a corner lot in said district any side yard abutting in any street shall not be less than ten (10) feet in width.)
(Note: This paragraph was probably omitted by error.)

(20) (--except in Residence, Suburban, Agricultural, Forestry, Forestry-Recreational and Watershed Use Districts.)

(21) (2. The lawful use of land, if connected as a business unit with the lawful use of a building on the same building site in Residence, Suburban, and Agricultural Use Districts, although such use does not conform to the provision hereof, may be continued for the term of one (1) year only from and after the time of the passage of this resolution.

3. The lawful use of a building except advertising structures or advertising devices on accessory buildings existing at the time of the passage of this resolution may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout the building, provided no structural alterations, except those required by law or resolution or permitted under Sections 20 and 21 of this resolution, are made therein.)

(22) (8. In Residence, Suburban, and Agricultural Use Districts any nonconforming use not conducted within a building shall be discontinued within a period of one (1) year from the date this resolution shall become effective.)

(23) (10. The foregoing provisions shall also apply to nonconforming uses in districts hereafter changed.)

Filed for Record July 15, 1949 8:03 A. M.
Request of County Com.
ROBERT A. MORRIS, County Auditor