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RESOLUTION

NO. 16426

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. 11373 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 to assist

(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 setback of buildings and other structures; the setback of buildings along highways, parks, or public water frontage; 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 appended hereto.

This resolution is a codification of Resolution No. 11373 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.

2.01 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.

2.02 "A"

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 (50) percent 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 to fifty (50) percent 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.

AIRPORT: Any area of land or water which is used or intended for use by aircraft and including the necessary appurtenant structures and/or facilities located thereon.

ALLEY: A thoroughfare which has been dedicated or deeded to the public for public use and affords a secondary means of access to abutting property.

ANIMAL PEN: An enclosure or structure for the housing or confinement of animals.

APARTMENT: A room or suite of rooms which is occupied or which is intended or designed to be occupied by one family for living and sleeping purposes.

APARTMENT HOUSE: Any building or portion thereof, 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, and shall include flats and apartments.

AUTOMOBILE COURT OR CAMP:

(1) A group of two or more detached or semi-detached buildings containing dwelling units 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.

2.03 "B"

BASEMENT: That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the average vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to ceiling.

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

BUILDING HEIGHT: The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

BUILDING LINE: A line specifying a minimum horizontal distance from the property line and parallel thereto, beyond which no part of a structure shall extend.

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 spaces as required by this Resolution.

2.04 "C"

CABIN CAMP: A group of two or more detached or semi-detached structures containing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients. A motel.

CARETAKER'S HOUSE: An accessory structure for the sole use of a person or persons employed on the premises.

CARPORT: A structure to house or protect motor vehicles owned or operated by the occupants of the main building.

CELLAR: A cellar is a basement for the purposes of this code.

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.

COMPREHENSIVE GUIDE: A guide for land use development and for the design and location of public facilities.

COURT: An open, unoccupied space bounded on two or more sides by the walls of the building. An inner court is a court entirely within the exterior walls of a building. All other courts are outer courts.

2.05 "D"

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 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.

2.06 "E"

ELEEMOSYNARY OR PHILANTHROPIC INSTITUTIONAL USE: A private non-profit organization which provides any or all of the following: Professional, Religious, Social, Physical, Recreational or Benevolent Services.

2.07 "F"

FAMILY: A group of related persons living in one house and under one head.

FLOOR AREA: The area included within the surrounding walls of a structure (or portion thereof) exclusive of vent shafts and courts.

2.08 "G"

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 vehicles, boats, 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 vehicles, boats, except airplanes, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.

GRADE: The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five (5) feet of a sidewalk, the above ground level shall be measured at the sidewalk.

GUEST HOUSE: A detached structure, being an accessory to a one-family dwelling with not more than two (2) bedrooms, having no kitchen facilities, and which shall be used and/or designed for use primarily by guests and/or servants for sleeping quarters.

2.09 "H"

HOME OCCUPATION: A use conducted within a dwelling or accessory building provided that such use does not require internal or external structural alterations or involve construction features not customary in a dwelling and that the entrance to the space devoted to such occupation shall be only from within the building.

HOSPITAL: An institution receiving in-patients and rendering medical, surgical and/or obstetrical care.

HOTEL: Any building or portion thereof containing six 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 paying guests 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, orphanges, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint.

2.10 "I"

2.11 "J"

2.12 "K"

KENNEL: A pack or collection of more than three (3) adult dogs kept or bred for hunting, sale, exhibition or domestic use.

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

2.13 "L"

LOT: A parcel of land, platted or unplatted, intended as a unit for transfer of ownership or for development provided that 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 as a single lot.

LOT, CORNER: A lot located at the junction of and fronting on two or more intersecting streets.

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

LOT, TRIANGULAR: A lot, the sides of which converge toward the front or rear so that the width of the lot measured along either said line shall be not less than thirty (30) feet.

LOT, INTERIOR: A lot which is not a "corner lot".

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

2.14 "M"

MOTEL: A group of two or more detached or semi-detached structures containing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients. A cabin camp.

2.15 "N"

NON-CONFORMING USE: A use lawfully established and maintained that does not conform with the regulations of the use district in which it is situated by reason of the adoption of Districting (Zoning) Resolution No. 6494 (June 2, 1937).

2.16 "O"

OCCUPANCY: The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

2.17 "P"

PARKING SPACE: A space within or without a building exclusive of driveways (except as otherwise provided), ramps, columns, office and work areas, for the temporary parking of one (1) motor car or truck.

PASTURE: The corral, grazing or roaming area of livestock.

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.

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2.18 "Q"

2.19 "R"

REST HOME: A structure and/or premises for nursing, dietary care, and other personal services rendered to convalescents, invalids and aged persons, but excluding contagious, communicable or mental disease cases and surgery or primary treatments such as are customarily provided in sanitoriums and hospitals.

2.20 "S"

SIGN, ADVERTISING: A structure for the display of advertising, but not including real estate signs advertising the sale or rent of property upon which it stands.

SIGN, DIRECTIONAL: A structure which contains only the name and location of a use located elsewhere and intended for guidance only.

STABLE, PRIVATE: A detached accessory structure for the keeping of one or more horses or cows owned by the occupant of the premises and not for remuneration, hire or sale.

STABLE, RIDING: A structure used or designed for the boarding, breeding or care of horses, other than horses used for farming or agricultural pruposes.

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 under-surface or the roof directly over a particular floor.

STREET: A thoroughfare not less than twenty (20) feet in width which has been dedicated or deeded to the public for public use and affords a primary means of access to abutting property.

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

STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner 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, addition or modification in the supporting members of a building or structure such as bearing walls, columns, beams, or girders, floor joists or roof joists.

2.21 "T"

2.22 "U"

USE AND OCCUPANCY PERMIT: A permit issued by the Board, following a recommendation from the Planning Commission, to a person or persons natural or statutory as evidence that the permittee has complied or is complying with this zoning ordinance so long as he or they adhere to the conditions set forth in such permit.

2.23 "V"

VARIANCE: A modification of the regulations of this ordinance when authorized by the Board upon recommendation of the Planning Commission after finding that the literal application of the provisions of this ordinance would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property.

2.24 "W"

2.25 "X"

2.26 "Y"

YARD: An open, unoccupied space, unobstructed from the ground to the sky, except where specifically provided by this Resolution, on the lot on which a building is situated.

YARD, FRONT: Setback or required open space extending across the full width of the front of the lot between street line and main structure, 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, whichever is the lesser distance.

(c) On corner lots the front yard shall be measured from the street line abutting the narrowest dimension of the lot.

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 of the lot and extending from the front yard to the rear yard.

2.27 "Z"

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

3.01 In order to carry out the purpose of this Resolution in the interest of public health, safety, morals and general welfare, the unincorporated territory of King County, Washington, is hereby divided into use districts as follows:

ZONE DISTRICT	ABBREVIATED DESIGNATOR
Residential Single Family District	R-6
Residential Single Family District	R-7.2
Residential Single Family District	R-8.4
Residential Single Family District	R-9.6
Residential Single Family District	R-12
Residential Single Family District	R-15
Residential Two-Family District (Duplex)	R-2A
Residential Multiple Family District	R-2
Residential Multiple Family District	R-3
Suburban Single Family District	S-1
Agricultural Single Family District	A-1
Business Parking District	B-P
Business Neighborhood District	B-N
Business District	B-1
Business Amusement District	B-2
Commercial District	C-1
Manufacturing District	M-1
Industrial Park District	C-M
Commercial Office District	C-O
Parks and Playgrounds District	P
Forestry-Recreation District	F-R
Watershed District	W
Airports	IF

3.02 All lands not classified according to the aforementioned district classification on the official sectional area district maps are hereby designated as protected area and shall be considered as Unclassified Single-Family Residential (U-R). Uses permitted in R-6 (Residential Single-Family District), S-1(Suburban Single-Family District) and A-1 (Agricultural Single-Family District), and subject to the regulations thereof are permissable in such areas.

3.03 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 map may be adopted by the Board following the recommendation of the Planning Commission.

3.04 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, reference 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.

3.05 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) Where property abuts a lake, river or body of water, the zoning extends to the inner harbor line and in the areas where no harbor line has been defined, to a line which the Army Engineers would define as a line of navigability.

(d) In case any uncertainty exists, the Planning Commission shall recommend and the Board shall determine the location of boundaries.

(e) 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.

3.06 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 size 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.

3.07 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, nor 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, nor shall any building or structure be moved, altered, enlarged or rebuilt, nor 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.

(e) A detached garage may be erected within the rear yard setback.

Section 4. R-6 RESIDENTIAL SINGLE FAMILY DISTRICT.

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4.01 USES PERMITTED:

1. Single-family dwelling unit.
2. Existing cemeteries.
3. Existing railroad rights-of-way, including passenger shelter stations, but not including switching, storage, freight yards or sidings.
4. Private conservatories and structures for plants and flowers.
5. Electrically powered fixed mechanical equipment for private utilities of a building site.
6. Off-Street parking space and private garages, as provided in Section 27, General Provisions.
7. Lodgers not to exceed two (2) persons.

4.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.

1. Public schools and private schools for academic instruction:

   (a) Must be located twenty-five (25) feet or more from any other lot in an "R" zone with a minimum building line setback of forty-five (45) feet from any public right-of-way

   (b) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each elementary classroom and for high schools at a ratio of one (1) parking space per classroom plus one (1) parking space per ten (10) students

   (c) Not more than thirty-five (35) percent coverage of the site area with structures

   (d) A minimum area of one-fourth (1/4) of an acre must be provided as an area abutting or adjacent and in one (1) usable unit devoted exclusively to playfield purposes.

2. Day nurseries and pre-school uses.

   (a) Must be located twenty (20) feet or more from any other lot in an "R" zone

   (b) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each classroom with a minimum of two (2) parking spaces

   (c) One (1) unlighted sign and no larger in area than two (2) square feet identifying the premises on which located or the occupant of the premises and subject to the setback limitations applicable to other structures on the lot.

(d) Not more than thirty-five (35) percent coverage of the site area with structures

(e) Must meet conditions prescribed by state law.

3. Churches.

(a) Must be located twenty (20) feet or more from any other lot in an "R" zone

(b) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) seats in the chapel or nave

(c) Not more than thirty-five (35) percent coverage of the site area with structures.

4. CommunityClubs.

(a) Must be located twenty (20) feet or more from any other lot in an "R" zone

(b) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) square feet of gross floor area

(c) Not more than thirty-five (35) percent coverage of the site area with structures.

5. Cemeteries, including mausoleums and crematoriums.

(a) Must be located where such use will not obstruct normal growth of adjacent neighborhoods

(b) Must meet drainage and health standards of King County

(c) Must comply with the King County Building Code

(d) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) seats in the chapel or nave

(e) Must be shielded from abutting properties and highways by a sight obscuring protective strip of trees or shrubs.

6. Public utility and governmental buildings or structures including art galleries, libraries and museums.

(a) Must be located twenty (20) feet or more from any other lot in an "R" zone

(b) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each two-hundred (200) square feet of gross floor area

(c) Not more than thirty-five (35) percent coverage of the site area with structures.

7. Structures for use of licensed practitioners (Physicians, dentists, etc., out-patients only).

(a) Must be located twenty (20) feet or more from any other lot in an "R" zone

(b) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each two-hundred (200) square feet of gross floor area

(c) Not more than thirty-five (35) percent coverage of the site area with structures

(d) Structure to be consistent with the character of the surrounding area

(e) Only one (1) sign no larger in area than seventy two (72) square inches bearing only the name and occupation and located within the setback limitations applicable to other structures on the lot.

8. Rest Homes.

(a) Must meet conditions prescribed by state law

(b) One (1) unlighted sign no larger in area than two (2) square feet identifying the premises on which located, or the occupant of the premises and subject to the setback limitations applicable to other structures on the lot

(c) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds with a minimum number of four (4) spaces

(d) Not more than thirty-five (35) percent coverage of the site area with structures

(e) Must meet drainage and health standards of King County.

9. Home Occupations.

(a) No electric unit of more than one (1) horsepower shall be used

(b) No merchandise, equipment or other articles shall be displayed or advertised

(c) No more than two (2) persons may be employed as assistants

(d) Only one (1) unlighted sign no larger in area than two (2) square feet and located within the setback limitations applicable to other structures on the lot

(e) No illuminated neon or other electrical advertising device shall be used.

10. Temporary real estate tract office to be removed upon expiration of permit unless used in compliance with the use district wherein located.

4.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty five (35) feet.

4.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than six-thousand (6,000) square feet; lot width shall be not less than sixty (60) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be six thousand (6,000) square feet.

4.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.

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SECTION 5. R-7.2. RESIDENTIAL SINGLE-FAMILY DISTRICT.

5.01 USES PERMITTED:

Any R-6 (4.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

5.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:

Any R-6 (4.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

5.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

5.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than seventy-two hundred (7,200) square feet; lot width shall be not less than sixty (60) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be seventy-two hundred (7,200) square feet.

5.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.

SECTION 6. R-8.4 RESIDENTIAL SINGLE-FAMILY DISTRICT.

6.01 USES PERMITTED:

Any R-6 (4.01) and R-7.2 (5.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

6.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:

Any R-6 (4.02) and R-7.2 (5.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

6.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

6.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than eight thousand four hundred (8,400) square feet; lot width shall be not less than sixty (60) feet fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be eight thousand four hundred (8,400) square feet.

6.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty five (25) feet or more

One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.

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SECTION 7. R-9.6 RESIDENTIAL SINGLE-FAMILY DISTRICT.

7.01 USES PERMITTED:

1. Any R-6 (4.01), R-7.2 (5.01) or R-8.4 (6.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

2. One accessory building for the housing of domestic animals and fowls, having a floor area not to exceed thirty-six (36) square feet for each building site and located not less than sixty-five (65) feet from any place of habitation other than the owners and provided further that the roaming area shall be fenced and located not less than thirty-five (35) feet from any adjacent place of human habitation.

7.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:

Any R-6 (4.02), R-7.2 (5.02) or R-8.4 (6.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

7.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

7.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than ninety-six hundred (9,600) square feet; lot width shall be not less than seventy-five (75) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be ninety-six hundred (9,600) square feet.

7.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.

SECTION 8. R-12 RESIDENTIAL SINGLE-FAMILY DISTRICT.

8.01 USES PERMITTED:

Any R-6 (4.01), R-7.2 (5.01), R-8.4 (6.01), R-9.6 (7.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

8.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:

Any R-6 (4.02), R-7.2 (5.02), R-8.4 (6.02), R-9.6 (7.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

8.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

8.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than twelve thousand (12,000) square feet; lot width shall be not less than seventy-five (75) feet fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be twelve thousand (12,000) square feet.

8.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty five (25) feet or more

One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.

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SECTION 9. R-15 RESIDENTIAL SINGLE-FAMILY DISTRICT:

9.01 USES PERMITTED:

1. Any R-6 (4.01), R-7.2 (5.01), R-8.4 (6.01), R-9.6 (7.01) or R-12 (8.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

2. Guest house (one).

9.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:

Any R-6 (4.02), R-7.2 (5.02), R-8.4 (6.02), R-9.6 (7.02) or R-12 (8.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.

9.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

9.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than fifteen thousand (15,000) square feet; lot width shall be not less than ninety(90) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be fifteen thousand (15,000) square feet.

9.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.

SECTION 10. R-2A RESIDENTIAL TWO-FAMILY DISTRICT.

10.01 USES PERMITTED:

1. Any use permitted in an R-7.2 (5.01) District.

2. Two Family dwellings (Duplexes).

10.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:

1. Any use permitted in an R-7.2 (5.02) District.

10.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

10.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than seventy-two hundred (7,200) square feet; lot width shall be not less than sixty (60) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each duplex shall be seventy-two hundred (7,200) square feet.

10.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.

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SECTION 11. R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT.

11.01 USES PERMITTED:

1. Any use permitted in an R-6 District.

2. Clubs and fraternal societies whose chief activity is not a service customarily carried on as a business.

   (a) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) square feet of gross floor area

   (b) Not more than thirty-five (35) percent coverage of the site area with structures

   (c) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located or the occupant of the premises on which located and subject to the setback limitations applicable to other structures on the lot.

3. Flats, apartments and multiple dwellings such as motels and cabin courts which have separate sanitary facilities for each family unit.

   (a) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each family unit contained therein

   (b) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.

4. Fraternity and sorority houses, boarding houses and the renting of rooms for lodging purposes only.

   (a) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each three (3) occupants

   (b) One (1) unlighted sign no larger in area than two (2) square feet identifying the premises on which located or the occupant of the premises and subject to the setback limitations applicable to other structures on the lot.

11.02 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of sixty (60) feet.

11.03 BUILDING SITE AREA REQUIREMENTS:

The minimum area of any lot shall be six-thousand (6,000) square

feet with minimum width fronting on a public right-of-way or at the building line of sixty (60) feet, and a minimum lot depth of eighty (80) feet; except that apartments, dwelling groups or multiple family dwellings shall have an additional one-thousand (1,000) square feet of site area for each family or housekeeping unit in excess of one.

11.04 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot lines:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

Motels and cabin courts, when built with all their outside entrances from the front of the building only and opening into a court, may reduce the rear yard depth to not less than ten (10) feet. Motels and cabin courts over one (1) story high shall increase their side yard setback to ten (10) feet and their rear yard setback to twenty (20) feet.

SECTION 12. R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT.

12.01 USES PERMITTED:

1. Any use permitted in an R-6 and R-2 District.

2. Private amusement resorts.

3. Trailer camps and cabin camps with common utility buildings and sanitary facilities

   (a) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each sleeping unit and one (1) parking space for each trailer tow car

   (b) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit

4. Hotels with stores therein

   (a) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each three (3) rooms plus the required parking spaces for the businesses contained therein

   (b) Not more than thirty-five (35) percent coverage of the site area with structures

   (c) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit

5. Hospitals, sanitariums, institutions for philanthropic and eleemosynary uses other than correction

   (a) Must be located twenty (20) feet or more from any other lot in an "R" zone

   (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds

   (c) Not more than thirty-five (35) percent coverage of the site area with structures

   (d) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located or the occupant of the premises on which located and subject to the setback limitations applicable to other structures on the lot.

12.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.

1. Institutions devoted in whole or in part to the treatment of persons suffering from mental illness or habitual alcoholism.

   (a) Establish and maintain security measures to safeguard the general public from possible injury or being molested

   (b) Must be located one-hundred (100) feet or more from any other lot in an "R", "S" or "A" zone

   (c) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds

   (d) Not more than thirty-five (35) percent coverage of the site with structures

   (e) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located or the occupant of the premises on which located and subject to the setback limitations applicable to other structures on the lot.

12.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of sixty (60) feet.

12.04 BUILDING SITE AREA REQUIREMENTS:

The minimum area of any lot shall be six thousand (6,000) square feet with minimum width fronting on a public right-of-way or at the building line of sixty (60) feet, and a minimum lot depth of eighty (80) feet; except that apartments, dwelling groups or multiple family dwellings shall have an additional one thousand (1,000) square feet of site area for each family or housekeeping unit in excess of one.

12.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot line:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

Cabin camps, when built with all their outside entrances from the front of the building only and opening into a court, may reduce the rear yard depth to not less than ten (10) feet. Cabin camps over one (1) story high shall increase their side yard setback to ten (10) feet and their rear yard setback to twenty (20) feet.

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SECTION A-12 R-4 RESIDENTIAL TRAILER PARK DISTRICT.

A-12.01 USES PERMITTED:

1. Trailer parks with accessory buildings and individual ownership of lots when:

   (a) A plat comprising a minimum area of five (5) acres thereof is approved by the Board upon recommendation of the Planning Commission;

   (b) The entire platted area has one centralized sewage disposal system approved by the Seattle-King County Health Department;

   (c) The public and private road system is approved by the County Engineer;

   (d) Park, playground or other recreational areas shall be set aside within the plat for the exclusive use of persons owning lots in the plat and be indicated thereon in such ratio that there will be a total area of six thousand (6,000) square feet per trailer lot.

The presence of a house trailer upon the lot is a condition to the occupancy of any structure on a trailer park lot. (The trailer being the main structure and any other structure being an accessory building.) Accessory buildings shall be not more than four hundred and fifty (450) square feet in floor area and shall be used for utility and additional living area only.

A-12.02 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions) no building shall be erected to a height in excess of thirty-five (35) feet.

A-12.03 BUILDING SITE AREA REQUIREMENTS:

The minimum area of any lot shall be three thousand (3000) square feet with a minimum width of fifty (50) feet at the building line and a minimum lot depth of sixty (60) feet. The minimum lot area for each single-family trailer unit shall be three thousand (3000) square feet.

A-12.04 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the following:

Any yard depth from public-right-of-way	twenty (20) feet or more
Front yard depth on private right-of-way	eight (8) feet or more
Side yard abutting interior lot line	five (5) feet or more
Rear yard depth	eight (8) feet or more

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SECTION 13. S-1 SUBURBAN RESIDENTIAL DISTRICT.

13.01 USES PERMITTED:

1. Any R-6 use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall be not less than the building site area requirements of this section.

2. Part-time agriculture, horticulture, truck gardening and such other marginal uses as are ordinarily appurtenant thereto.

3. Kennels, small animal farms, animal hospitals or clinics, poultry and squab farms and similar type of uses provided accessory buildings and animal runs are not maintained closer than one-hundred (100) feet to any dwelling other than dwellings on the lot or tract.

4. Commercial horticultural nurseries.

5. Riding academies, private stables and pastures.

   (a) The drainage, water and sanitary plans be approved by the Health Department and maintained in accordance with such approval

   (b) Any stable or structure in which livestock is fed or housed shall be erected not closer than one-hundred (100) feet to any dwelling other than dwellings on the lot or tract

   (c) Pasture, including corral, grazing and roaming areas, to be fenced and located not closer than five (5) feet to the property line of the lot or tract unless a six (6) foot high, woven wire fence, encloses said area and provided further that any such fence is not closer than thirty-five (35) feet to any dwelling erected on abutting property

   (d) The number of animals, excluding sucklings, on such lot or tract shall not exceed one (1) for every two-thousand (2,000) square feet contained in the fenced pasture, corral, grazing or roaming area of such lot or tract

6. One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.

13.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.

1. Golf, polo, swimming, tennis, yacht and country clubs.

   (a) Must be located where such use will not obstruct the normal growth of adjacent neighborhood

   (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) feet of gross floor area of appurtenant structures

   (c) An appropriate buffer or planting strip as required and shown on submitted site plan

   (d) One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located or the occupant of the premises shall be permitted upon issuance of a building permit

2. Mink and fox farms and the raising of swine and goats for personal use.

   (a) All structures used for housing of animals, feeding pens, grazing areas and animal runs appropriately fenced, must be located one-hundred (100) feet or more from any dwelling except such as may be located on the lot or tract

   (b) The drainage, water and sanitary plans be approved by the Health Department and maintained in accordance with such approval

   (c) The number of swine and goats, excluding sucklings, not to exceed three (3)

   (d) One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located or the occupant of the premises shall be permitted upon issuance of a building permit

3. Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.

13.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

13.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than thirty-five thousand (35,000) square feet; lot width shall be not less than one-hundred thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single family dwelling unit shall be thirty-five (35,000) square feet.

13.05 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more
Side yard abutting a street:	ten (10) feet or more
Side yard abutting interior lot lines:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

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SECTION 14. A-1 AGRICULTURAL DISTRICT REGULATIONS:

14.01 USES PERMITTED:

1. Any R-6 or S-1 use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall be not less than the building site area requirements of this section.

2. Agriculture, truck gardening, horticulture, canneries and general farming conducted in conformity with state laws, county ordinances, and the regulations of the state and county health departments.

3. Dairying, stock, poultry and animal raising (including swine and goats), rabbitries, provided that no feeding pens, milking sheds and other buildings or structures designed or used for confinement of animals be located closer than five-hundred (500) feet to any dwelling except such as may be located upon the lot or tract.

4. One (1) unlighted sign of a size commensurate with its intended use identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.

5. One stand for the sale of products grown on the premises are permitted as an outright accessory use and not more than two (2) signs greater in dimension than two by three (2 x 3) feet.

14.02 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.

14.03 BUILDING SITE AREA REQUIREMENTS:

The lot area for agricultural usage shall be not less than ten (10) acres; lot width shall be not less than three hundred and thirty (330) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet with a minimum frontage of one hundred thirty-five (135) feet.

14.04 YARD REQUIREMENTS:

Each lot shall have front, side and rear yards not less than the depth or widths following:

Front yard depth:	twenty (20) feet or more.
Side yard abutting a street:	ten (10) feet or more
Side yard abutting an interior lot line:	five (5) feet or more
Rear yard depth:	twenty-five (25) feet or more

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SECTION 15. B-P BUSINESS PARKING DISTRICT REGULATIONS.

15.01 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 cars are parked.

15.02 PARKING SPACE DEFINED:

For the purpose of this section a parking space shall be ten (10) feet wide and twenty (20) feet long and have an area not lessthan two-hundred (200) square feet of lot or floor area, exclusive of access drives or aisles, having adequate access from a public thoroughfare and shall be of usable shape and condition. There shall be adequate provision for ingress and egress from each parking space.

15.03 LOADING SPACE REQUIREMENTS:

An off-street loading space, having access to a public thoroughfare, shall be required adjacent to each business building, hereafter erected or enlarged, if the use of such building entails deliveries to it or shipments from it, and such loading space shall be of adequate size to accommodate the maximum number and size of vehicles simultaneously loaded or unloaded, in connection with the business conducted in such building. No part of the truck or van using the loading space may project into the public right-of-way.

15.04 PARKING SPACE REQUIREMENTS:

For a new building or structure, or for the enlargement or increase in size of any existing building or structure, there shall be established and maintained a permanent off-street parking area beginning within five-hundred (500) feet of the front entrance thereof.

15.05 MINIMUM PARKING AREA CAPACITY:

1. Food stores, markets and shopping centers:

(a) having not more than two-thousand (2,000) square feet of gross floor area exclusive of basement shall provide one (1) parking space for the proprietor and each regular employee with a minimum of two parking spaces;

(b) having more than two-thousand (2,000) square feet but not more than five-thousand (5,000) square feet of gross floor area exclusive of basement shall provide one (1) parking space for each four-hundred (400) square feet of gross floor area of the building;

(c) having more than five-thousand (5,000) square feet of gross floor area exclusive of basement shall provide one (1) parking space for each two-hundred (200) square feet of gross floor area of the building.

2. Restaurants, taverns and any establishment for the sale and consumption on the premises of food, alcoholic beverages or refreshments shall provide one (1) parking space for each one-hundred (100) square feet of gross floor area of the building.

3. Other retail establishments, such as furniture, appliance, hardware stores, clothing, shoe repair or service shops shall provide one (1) parking space for each four-hundred (400) square feet of gross floor area of the building with a minimum of two spaces.

4. Real Estate Offices shall provide one (1) parking space for each one (1) employee, plus one (1) parking space for each two-hundred (200) square feet of gross floor area with a minimum of four (4) spaces.

5. Theaters shall provide one (1) parking space for each four (4) fixed theater seats and be subject to review by the Planning Commission.

6. Banks, business and professional offices including animal hospitals or clinics shall provide one (1) parking space for each two-hundred (200) square feet of gross floor area of the building.

7. Undertaking establishments including mortuaries, funeral homes and crematoriums shall provide one (1) parking space for each five (5) seats in the chapel or nave.

8. Bowling alleys shall provide five (5) parking spaces for each alley.

9. Stadiums, sports arenas, auditoriums and other places of assembly with fixed seats shall provide one (1) parking space for each four (4) seats.

10. Dance halls, exhibition halls and places of assembly without fixed seats shall provide one (1) parking space for each seventy-five (75) square feet of gross floor area of the building.

11. Commercial recreation places such as skating rinks shall provide one (1) parking space for each one-hundred (100) square feet of gross floor area of the building.

12. Wholesale stores, warehouses, storage buildings, motor vehicles or machinery sales shall provide one (1) parking space for each two (2) employees with a minimum of six (6) parking spaces.

13. Manufacturing uses including research and testing laboratories, creameries, soft drink bottling establishments, bakeries, canneries, printing and engraving shops shall provide one (1) parking space for each three (3) employees with a minimum of six (6) spaces.

15.06 UNSPECIFIED USES:

In the case of use not specifically mentioned in this section, the requirements for business parking facilities shall be the same as the above mentioned use which in the opinion of the Planning Commission shall be deemed most similar.

15.07 MIXED OCCUPANCIES:

In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-Street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified for cooperative use.

15.08 COOPERATIVE PROVISION:

Nothing of this section shall be construed to prevent cooperative provision of off-street parking facilities for two or more buildings or uses, provided that the total of such off-street parking spaces supplied cooperatively shall not be less than the sum of the requirements for the various uses computed separately. None of the above provisions shall prevent the overlapping cooperative use of parking facilities when the times during which such facilities are used are not conflicting.

15.09 BUILDING PERMITS:

Before the granting of a building permit for any new building or structure, or for an enlargement thereof, or change of use in any building hereafter constructed involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing that arrangements have been made to provide off-street parking to be zoned B-P (Business Parking) in accordance with the above provisions, or that the required amount of parking facilities classified as a business parking area on the county zoning maps has been provided by a satisfactory written contract, or present evidence of participation in an association which is providing adequate public off-street parking so classified.

15.10 PARKING AREA REQUIREMENTS:

All off-street parking areas zoned B-P (Business Parking), or public off-street parking areas required under sub-section "15.09 BUILDING PERMITS", shall be graded, surfaced and maintained to the minimum standards contained in King County standard plans and specifications for private work on county rights-of-way. The party seeking a B-P (Business Parking) zoning shall submit a plan of said proposed parking area as to type of surfacing and whether or not the area will be fenced or screened with shrubbery and/or lighted. The Planning Commission after consultation with the County Engineer's Office will then refer the parking area plan with its recommendations to the Board of County Commissioners for final action.

SECTION 16. B-N NEIGHBORHOOD BUSINESS DISTRICT REGULATIONS:

16.01 USES PERMITTED:

1. Any use permitted in R-6 and R-2 residence districts provided said uses comply with area, frontage and setback regulations for the use district in which such use is permitted.

2. Barber shops and beauty shops.

3. Business or professional studios and offices.

4. Hand laundries, clothes cleaning agencies and pressing shops.

5. Light repair, battery service and tire shops, service stations and self-contained public garages. Open spaces in this land use area may not be used for storage, display or sale of used vehicles or equipment.

6. Locksmiths, shoe repairing, tailoring and other light repair shops.

7. Printing establishments and newspaper printing.

8. Real estate sales office.

9. Restaurants, cafeterias, catering.

10. Retail stores and personal service shops.

11. Banks and theaters.

16.02 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet, without approval of the Board upon recommendation of the Planning Commission.

16.03 BUILDING SITE AREA REQUIREMENTS:

No requirements for non-residential buildings. Residential structures shall comply with the site requirements for that use.

16.04 YARD REQUIREMENTS:

Non-residential structures shall have a minimum setback from any public right-of-way of ten (10) feet, except as provided in Section 27, Sub-section 27.04, Item 3.

Residential structures shall meet the yard requirements for that use except that where located on the second story or more of a business use structure the minimum setback requirement shall be the same as for non-residential structures.

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SECTION 17. B-1 PRIMARY BUSINESS DISTRICT REGULATIONS.

17.01 USES PERMITTED:

1. Any use permitted in R-6, R-2 and R-3 Districts provided said uses comply with area, frontage, and setback regulations for the use district in which such use is permitted.

2. Advertising signs and canopies complying with the regulations of the King County Building Department.

3. Animal hospitals and clinics when structurally enclosed.

4. Banks.

5. Barber shops, beauty shops and personal service shops.

6. Beer parlors, bars, taverns, cabarets or any other similar place where alcoholic beverages of any kind are dispensed or sold.

7. Business or professional offices or studios.

8. Custom cabinet work using total power not in excess of two (2) horsepower with not more than three (3) persons engaged at any one time in the fabricating, repairing or processing of materials.

9. Decorating shops.

10. Electric shops.

11. Employment agencies.

12. Hand laundries, clothes cleaning and pressing.

13. Locksmith, shoe and other repair shops.

14. Lumber, coal, fuel yards and feed stores provided that when unhoused they shall be surrounded by an eight (8) foot solid wall or sight obscuring fence herein known as a structure.

15. Printing establishment and newspaper printing.

16. Public garages and repair shops.

17. Real estate sales office.

18. Restaurants, cafeterias, catering.

19. Retail stores and wholesale markets.

20. Retail trade shops or shops for custom work or the making of articles not manufactured by chemical processes, using total power not in excess of two (2) horsepower with not more than three (3) persons engaged at any one time in the fabricating, repairing or processing of materials.

21. Sales rooms or store rooms for motor vehicles and other articles of merchandise.

22. Service stations.

23. Tailors.

24. Telephone exchanges or telegraph offices.

25. Theaters, dance halls, bowling alleys and similar indoor uses subject to conditions of any applicable County licênse requirements and provided further that no moving picture theater, 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 be permitted within five-hundred (500) feet of the property line of any such park, school or playground. Said distance shall in all cases be measured along street margins and the same produced across street intersections by the shortest route.

26. Undertaking establishments including mortuaries, funeral homes and crematoriums.

27. Accessory uses and uses incidental to uses allowed in this district.

17.02 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet without approval of the Board upon recommendation of the Planning Commission.

17.03 BUILDING SITE AREA REQUIREMENTS:

No requirements for non-residential buildings. Residential buildings shall comply with the site area requirements for that use.

17.04 YARD REQUIREMENTS:

1. Non-residential buildings shall have a minimum setback from any public right-of-way of ten (10) feet, except as provided in Section 27, Sub-Section 27.04, Item 3.

2. Residential buildings shall meet the yard requirements for that use except that where located on the second story or more of a business use building, the minimum setback requirement shall be the same as for non-residential structures.

SECTION 18. B-2 BUSINESS AMUSEMENT DISTRICT REGULATIONS.

18.01 USES PERMITTED:

1. Any use permitted in R-6, R-2, R-3 and B-1 Districts provided said uses comply with area, frontage and setback regulations for the use district in which such use is permitted.

2. Outdoor theaters, carnivals, merry-go-rounds, ferris wheels or other similar outdoor amusement uses shall be subject to any applicable county license requirements and provided further that no commercial amusement places, including carnivals, merry-go-rounds, ferris wheels shall be permitted within five-hundred (500) feet of the property line of any park, school or playground; said distance shall in all cases be measured along street margins and the same produced across street intersections by the shortest route.

3. Stadiums, sports arenas, auditoriums and other places of assembly with fixed seats.

18.02 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet without approval of the Board upon recommendation of the Planning Commission.

18.03 BUILDING SITE AREA REQUIREMENTS:

No requirements for non-residential buildings. Residential structures shall comply with the site requirements for that use.

18.04 YARD REQUIREMENTS:

1. Non-residential buildings shall have a minimum setback from any public right-of-way of ten (10) feet, except as provided in Section 27, Sub-section 27.04, Item 3.

2. Residential buildings shall meet the yard requirements for that use except that where located on the second story or more of a business use building, the minimum setback requirement shall be the same as for a non-residential structure.

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SECTION 19. C-1 COMMERCIAL DISTRICT REGULATIONS:

19.01 USES PERMITTED:

1. Any use permitted in R, S-1, B-1 and B-2 Districts, provided said uses comply with area, frontage and setback requirements for the use district in which such use is permitted.

2. Auto assembly plants and auto rebuild when structurally enclosed.

3. Auto laundries, fender and body repair shops.

4. Manufacturing bakeries.

5. Cleaning and dyeing establishments.

6. Clothing manufacture.

7. Distilleries and wineries.

8. Dress Manufacture.

9. Laundries.

10. Milk bottling plants.

11. Plumbing shops.

12. Cabinet shops.

13. Upholstery shops.

14. Painting shops.

15. Warehouses.

16. Welding and sheet metal works.

17. Other uses which can reasonably be considered similar or related to the uses listed above.

19.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT SHOWING COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Light manufacturing.

(a) Using power not in excess of five (5) horsepower in one unit or equivalent horsepower in other types of equipment

(b) Limited to those uses which will not create obnoxious odors, noises, dust, smoke or unsightliness.

2. Storage of vehicles and auto wrecking yards.

(a) Screening of the use from view of the public highway or streets and abutting property by an enclosure such as a fence, or buffer strip of trees or shrubs, to be properly maintained at all times; or

(b) Enclosure of the use in a building compatible in design and construction to other buildings in the neighborhood.

19.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet, without approval of the Board upon recommendation of the Planning Commission.

19.04 BUILDING SITE AREA REQUIREMENTS:

No requirements for non-residential buildings. Residential structures shall comply with the site requirements for that use.

19.05 YARD REQUIREMENTS:

1. Non-residential buildings shall have a minimum setback from any public right-of-way of ten (10) feet, except as provided in Section 27, Sub-section 27.04, Item 3.

2. Residential buildings shall meet the yard requirements for that use.

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SECTION 20. M-1 MANUFACTURING DISTRICT REGULATIONS.

20.01 USES PERMITTED:

1. Any use permitted in the S-1, B-1, B-2 and C-1 Districts, except resident use, provided said uses comply with area, frontage and setback requirements for the most restrictive district in which the use is permitted.

2. Airplane manufacture.

3. Ammonia, chlorine or bleaching powder manufacture.

4. Asphalt manufacture or refining.

5. Assaying.

6. Automobile manufacture and assembly.

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 mills.

31. Foundries.

32. Gas (illuminating or heating) manufacture or storage.

33. Glass or glass products manufacture.

34. Hangar.

35. Heavy manufacturing and large warehousing.

36. Ice Manufacturing plants.

37. Kelp reduction and the extraction of its by-products.

38. Lampblack manufacture.

39. Lubricating grease manufacture or oil compounding.

40. Log storage and moorage.

41. Machinery manufacture.

42. Machine shop.

43. Match manufacture.

44. Oilcloth or linoleum manufacture.

45. Oxygen manufacture.

46. Paint, oil, shellac, varnish or turpentine manufacture.

47. Paper and pulp manufacture.

48. Paper box manufacture.

49. Petroleum refining or storage or manufacture of any of its by-products.

50. Planing mill or wood-working plant.

51. Plaster or wallboard manufacture.

52. Power, light or steam plant (central station).

53. Printing ink manufacture.

54. Railroad yard or round house.

55. Reducing or refining aluminum, copper, tin or zinc.

56. Rolling or blooming mill.

57. Rope manufacture.

58. Rubber or caoutchouc manufacture from crude material.

59. Salt works.

60. Saw mills, shingle mills or lumber mills.

61. Ship yards or ship building.

62. Shoddy manufacture.

63. Shoe blacking manufacture.

64. Soap manufacture.

65. Soap and compound manufacture.

66. Stables, commercial.

67. Starch, glucose or dextrine manufacture.

68. Steel or iron mills.

69. Stoneware or earthenware manufacture.

70. Stove polish manufacture.

71. Tanning, curing or storage of raw hides or skins.

72. Tar distillation or manufacture.

73. Tar roofing or tar waterproofing manufacture or similar products.

74. Textile mills.

75. Tobacco-(chewing)- or cigar manufacture.

76. Vegetable oil or other oil manufacture, refining or storage.

77. Yeast plant.

78. Any use of electric power motors requiring five (5) horse-power or more.

79. Any other manufacturing, processing commercial or industrial uses not heretofore listed which may be classified M-1 because of possibly obnoxious odors, noises, smoke or unsightliness.

20.02 USES PERMITTED WHEN AUTHORIZED BY ISSUANCE OF A USE AND OCCUPANCY PERMIT SHOWING COMPLIANCE WITH THE FOLLOWING CONDITIONS:

1. Storage of junk, rags, scrap iron, second-hand or used equipment, paper, including baling or processing.

   (a) Screening of the use from view of public highway or streets and abutting property by an enclosure such as a fence, or buffer strip of trees and shrubs, to be properly maintained at all times; or

   (b) Enclosure of the use in the building compatible in design and construction to other buildings in the neighborhood.

20.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27, (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet, without approval of the Board upon recommendation of the Planning Commission.

20.04 BUILDING SITE AREA REQUIREMENTS:

No requirements for non-residential buildings, residential structures are prohibited and residential uses shall meet the site requirements for that use.

20.05 YARD REQUIREMENTS:

1. Non-residential buildings shall have a minimum setback from any public right-of-way of ten (10) feet, except as provided in Section 27, Sub-section 27.04, Item 3.

2. Residential buildings are prohibited and residential uses shall meet the yard requirements for that use.

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SECTION 21. C-M INDUSTRIAL PARK DISTRICT REGULATIONS.

21.01 USES PERMITTED:

1. Any industrial or manufacturing use permitted in Commercial (C-1) or Manufacturing (M-1) Districts other than uses permitted in any Residential (R), Suburban (S-1) or Business (B-1) Districts.

2. Auxiliary uses directly related to the principal use, such as residences of watchmen or employees in training, special employee dormitories, employee cafeterias, auditoriums, service stations in connection with authorized motor-pool facilities and similar uses may be permitted.

21.02 REQUIREMENTS:

1. Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable beyond the boundaries of the District by reason of offensive odors, dust, smoke or gas.

2. The State Pollution Commission shall approve the method of waste disposal material.

3. No use shall be permitted if it results in industrial noise above five (5) sones as measured at the outer boundary of this District.

4. Necessary public rights-of-way shall be dedicated to the public either as a portion of a plat or upon acceptance of street dedication by the Board of County Commissioners and each building site shall front on or have access to such public rights-of-way.

5. To protect the contiguous uses, a protective strip of land bordering the external boundaries and along any frontage on public rights-of-way and devoted exclusively to the planting, cultivation, growing and maintenance of sight-obscuring trees, shrubs and plant life shall be established and maintained. The maintenance guarantees of such protective strips and the planned landscaping of the site may be bonded to the County in a reasonable amount if required by the Board of County Commissioners. In lieu of such protective strip, under appropriate circumstances, there may be substituted a use classification of the outer margin of this District consistent with the use classification of the surrounding area.

6. Not more than thirty-five (35) per cent of any site area shall be occupied by structures, including outdoor storage area.

7. Outdoor storage facilities, including storage areas for official vehicles shall be obscured by an approved architectural screen specified on the plot plan and approved by the Planning Commission.

8. A plot and building plan showing compliance with the provisions herein stated shall be filed with the Planning Commission and the building permit application shall comply with this approved plot plan.

21.03 BUILDING HEIGHT LIMIT:

1. Structures, excluding stacks, shall not exceed thirty-five (35) feet in height and/or three (3) stories except that when the site exceeds five (5) acres the height may be raised one (1) additional story for each additional two and one-half ($2\frac{1}{2}$) acres within the site area boundaries when specifically approved by the Board upon recommendation of the Planning Commission in accordance with the following standards:

   (a) Approval by the Civil Aeronautical Administration;

   (b) Adequate provision for ultimate off-street parking needs.

2. Outdoor storage facilities shall not exceed twenty (20) feet.

21.04 BUILDING SITE AREA REQUIREMENTS:

No requirement except conformance to plot and building plan on file with the Planning Commission.

21.05 YARD REQUIREMENTS:

1. The minimum setback from all rights-of-way shall be seventy-five (75) feet with a minimum side and rear yard setback of fifty (50) feet, the same to be clearly set out in the plot and building plan and upon the building permit application when filed.

2. Parking for employees may be provided in the side and rear yard setbacks as specified in Section 15 (Business Parking Regulations) with customer parking permitted in the front yard area but in no case shall the customer parking dominate the front yard landscaping.

21.06 PROHIBITED USES:

1. Lighted signs or commercial advertising signs are prohibited but such prohibition shall not extend to reasonable signs relating to the use of the site stating the name and type of business of the occupant. The sign must be designed as a part of the architecture of the building.

2. Any residential or suburban use is prohibited in this district.

SECTION 22. C-O COMMERCIAL OFFICES DISTRICT (Dispersal Type).

22.01 USES PERMITTED:

1. Any professional, legal, medical, governmental, engineering, administrative or commercial office use and may also include clinics, hospitals, research facilities, mortuaries, churches, lodges and similar semi-public uses.

2. Auxiliary uses directly related to the principal use, such as residences of watchmen or employees in training, special employee dormitories, employee cafeterias, auditoriums, service stations in connection with authorized motor-pool facilities and similar uses.

22.02 REQUIREMENTS:

1. Uses shall be limited to those which are not objectionable beyond the boundaries of the District by reason of offensive odors, dust, smoke or gas.

2. The State Pollution Commission shall approve the method of waste disposal material.

3. No use shall be permitted if it results in industrial noise above five (5) sones as measured at the outer boundary of this District.

4. Necessary public rights-of-way shall be dedicated to the public either as a portion of a plat or upon acceptance of street dedication by the Board of County Commissioners and each building site shall front on or have access to such public rights-of-way.

5. To protect the contiguous uses, a protective strip of land bordering the external boundaries and along any frontage on public rights-of-way and devoted exclusively to the planting, cultivation, growing and maintenance of sight-obscuring trees, shrubs and plant life shall be established and maintained. The maintenance guarantees of such protective strips and the planned landscaping of the site may be bonded to the County in a reasonable amount if required by the Board of County Commissioners. In lieu of such protective strip, under appropriate circumstances, there may be substituted a use classification of the outer margin of this District consistent with the use classification of the surrounding area.

6. Not more than thirty-five (35) percent of any site area shall be occupied by structures, including outdoor storage area.