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February 17, 1998 Introduced by: Jane Hague

kn:ac-97281sub Proposed No. : 97-281

ORDINANCE NO. 13022

AN ORDINANCE relating to zoning; amending definitions of "Home industry," "Home occupation," and "Park," adding new definitions for "Artist studio," "Community identification sign," "Commuter parking lot," "Off-street required parking lot," "Theater," and "Theatrical production services;" repealing the definition for "Transit park and ride lot;" adding new land uses for "Artist studios," "Commuter parking lot," "Off-street required parking," and "Theatrical production services;" adding, amending or clarifying development standards for community identification signs, campgrounds, commuter parking, recreational vehicle parks, parks, on-site recreation areas, studios, parking, driveways, making corrections to eliminate duplicate text, correcting code cross references, correcting typing errors and clarifying text; amending Ordinance 10870, Section 161, and K.C.C. 21A.06.605; Ordinance 10870, Section 162, and K.C.C. 21A.06.610; Ordinance 10870, Section 207, and K.C.C. 21A.06.835; Ordinance 10870, Section 300, and K.C.C. 21A.06.1300; Ordinance 10870, Section 331, and K.C.C. 21A.08.040; Ordinance 10870, Section 332, and K.C.C. 21A.08.050; Ordinance 10870, Section 333, and K.C.C. 21A.08.060; Ordinance 10870, Section 334, and K.C.C. 21A.08.070; Ordinance 10870, Section 337, and K.C.C. 21A.08.100; Ordinance 10870, Section 340, and K.C.C. 21A.12.030; Ordinance 10870, Section 341, and K.C.C. 21A.12.040; Ordinance 10870, Section 354, and K.C.C. 21A.12.170; Ordinance 10870, Section 364, and K.C.C. 21A.14.040; Ordinance 10870, Section 379, and K.C.C. 21A.14.190; Ordinance 10870, Section 380, and K.C.C. 21A.14.200; Ordinance 10870, Section 407, and K.C.C. 21A.18.030; Ordinance 10870, Section 410, and K.C.C. 21A.18.060; Ordinance 10870, Section 411, and K.C.C. 21A.18.070; Ordinance 10870, Section 415, and K.C.C. 21A.18.110; Ordinance 10870, Section 424, and K.C.C. 21A.20.060; Ordinance 10870, Section 540, and K.C.C.

21A.32.030; Ordinance 10870, Section 548, and K.C.C. 21A.32.110; Ordinance 10870, Section 570, and K.C.C. 21A.36.030; Ordinance 10870, Section 578, and K.C.C. 21A.38.050; Ordinance 11621, Section 125, and K.C.C. 21A.41.060; all as amended, and adding new sections to K.C.C. 21A.06 and 21A.20.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

Artist studio. Artist studio: an establishment providing a place solely for the practice or rehearsal of various performing or creative arts; including, but not limited to, acting, dancing, singing, drawing, painting and sculpting.

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

Community identification sign. Community identification sign: a sign identifying the location of a community or geographic area such as unincorporated activity centers or rural towns designated by the comprehensive plan or communities recognized and delineated by a recognized unincorporated area council.

NEW SECTION. SECTION 3. There is hereby added to K.C.C. 21A.06 a new section to read as follows:

Commuter parking lot. Commuter parking lot: vehicle parking specifically for the purpose of access to a public transit system or for users of carpools or vanpools.

NEW SECTION. SECTION 4. There is hereby added to K.C.C. 21A.06 a new section to read as follows:

Off-street required parking lot. Off-street required parking lot: parking facilities constructed to meet the off-street parking requirements of K.C.C. 21A.18 for land uses located on a lot separate from the parking facilities.

NEW SECTION. SECTION 5. There is hereby added to K.C.C. 21A.06 a new section to read as follows:

Theater. Theater: an establishment primarily engaged in the indoor exhibition of motion pictures or of live theatrical presentations.

NEW SECTION. SECTION 6. There is hereby added to K.C.C. 21A.06 a new section to read as follows:

Theatrical production services. Theatrical production services: an establishment engaged in uses located in SIC Industry No. 792 - Theatrical Producers (Except Motion Picture), Bands, Orchestras, and Entertainers, except establishments primarily engaged in providing live theatrical presentations, such as road companies and summer theaters.

SECTION 7. Ordinance 10870, Section 161, and K.C.C. 21A.06.605 are each hereby amended to read as follows:

Home industry. Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the ((~~premises~~)) site as a residence ((~~or farm~~)).

SECTION 8. Ordinance 10870, Section 162, and K.C.C. 21A.06.610 are each hereby amended to read as follows:

Home occupation. Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the ((~~premises~~)) site as a residence.

SECTION 9. Ordinance 10870, Section 207, and K.C.C. 21A.06.835 are each hereby amended to read as follows:

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

A. Indoor facilities, such as:

1. Gymnasiums

2. Swimming pools; or

3. Activity centers; ((~~and~~))

B. Outdoor facilities, such as:

1. Playfields;

2. Fishing areas; ((~~or~~))

3. Picnic and related outdoor activity areas;((~~and~~)) or

4. Approved campgrounds;

C. Areas and trails for:

1. Hikers;

2. Equestrians;

3. Bicyclists; or

4. Off-road recreational vehicle users((.));

D. Recreation space areas required under K.C.C. 21A.14.180;

E. Play areas required under K.C.C. 21A.14.190; and

F. Facilities for on-site maintenance.

SECTION 10. Ordinance 10870, Section 300, and K.C.C. 21A.06.1300 are each hereby repealed.

((~~Transit park and ride lot. Transit park and ride lot: vehicle parking specifically for the purpose of access to a public transit system.~~))

SECTION 11. Ordinance 10870, Section 331, as amended, and K.C.C. 21A.08.040 are each hereby amended to read as follows:

21A.08.040 A. Recreational/Cultural land uses.

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
	ZONE	AGRICULTURE	FOREST	MINERAL	RURAL	URBAN RESERVE	URBAN RESIDENTIAL		NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PARK/RECREATION:												
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P 16 C16a		P16 C 16a	P16 C 16a							P 16 C16a
*	Destination Resorts		S		S	C					C		
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park				C2	C2							
*	Sports club (17)				C4	C4	C4	C4	C	P	P		
*	Ski Area		S		S								
	AMUSEMENT/ENTERTAINMENT:												
((~~7832~~))*	Theater									P6	P6	P6	
7833	Theater, Drive-in										C6		
((~~792~~))	((~~Plays/Theatrical production~~))									((P6))	((P6))		((P))
793	Bowling center									P	P		P
((~~A~~))	((~~Sports club~~))				((C4))	((C4))	((C4))	((C4))	((C))	((P))	((P))		
*	Golf facility				C7	P7	P7	P7					
7999 (14)	Amusement and recreation services				P8 C15	P8 C15	P8 C15	P8 C15		P	P		
*	Shooting range		C9		C9						C10		P10
*	Amusement arcades									P	P		
7996	Amusement park										C		
*	Outdoor performance center		S		C12 S						S		
	CULTURAL:												
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum				P11	P11 C	P11 C	P11 C	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center.				P11 C12	P11 C	P11 C	P11 C	P		P	P	

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40; through 21A.44; (*)Definition of this specific Land Use, see K.C.C. 21A.06

Recreation/Cultural land uses. B. Development Conditions.

1. The following conditions and limitations shall apply, where appropriate:

a. No stadiums on sites less than ten acres;

b. Lighting for structures and fields shall be directed away from residential areas;

c. Structures or service yards shall maintain a minimum distance of ((~~50~~))fifty feet from property lines adjoining residential zones, except for structures in on-site recreation areas required in 21A.14.180 and 21A.14.190. Setback requirements for structures in these on-site required recreation areas shall be maintained pursuant to K.C.C. 21A.12.030; ((~~and~~))

d. Facilities in the F, A, or M zones, or in a designated Rural Farm or Forest District, shall be limited to trails and trailheads, and active recreation facilities including related accessory uses such as parking and sanitary facilities((~~.~~)); and

e. Overnight camping is allowed only in an approved campground.

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

a. The maximum length of stay of any vehicle shall not exceed 180 days during a 365 day period;

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

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

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

4. Not permitted in the RA-20 zone, or in the RA-10 zone when located in a designated Rural Farm District. Limited to recreation facilities subject to the following conditions and limitations:

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

b. For sports clubs, the gross floor area shall not exceed 10,000 square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a non-profit facility located in the urban area; and

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

5. Limited to day moorage.

6. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, ((~~public~~)) parks, community centers, public libraries or churches which conduct religious or educational classes for minors.

7. Clubhouses, maintenance buildings and equipment storage areas, and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Within the RA zone, such facilities shall be permitted only in the RA-5 and RA-2.5 zones.

8. Limited to a golf driving range as an accessory to golf courses.

9.a. New structures and outdoor ranges shall maintain a minimum distance of ((~~50~~))<u>fifty</u> feet from property lines adjoining residential zones; provided that existing facilities shall be exempt;

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

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

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

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

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

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

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

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

12. Only as accessory to a nonresidential use established through a discretionary permit process, and provided further that the scale is limited to ensure compatibility with surrounding neighborhoods.

13. ((~~Limited to publicly owned and operated park, s~~))Subject to the following:

a. The park shall abut ((~~intervening roads notwithstanding,~~))an existing park on one or more sides, intervening roads notwithstanding;((~~,~~))

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

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

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

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

15. Limited to golf driving ranges and subject to the provisions of KCC 21A.08.040B.7.

16. Subject to the following conditions:

a. The length of stay per party in campgrounds shall not exceed 180 days during a 365 day period; and

b. Only for campgrounds that are part of a proposed or existing county park, which are subject to review and public hearings through the department of parks and recreation's master plan process pursuant to Ordinance 10897.

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

SECTION 12. Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050 are each hereby amended to read as follows:

21A.08.050 A. General Services land uses.

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

		ZONE	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
			AGRICULTURE	FOREST	MINERAL	RURAL	URBAN RESERVE	URBAN RESERVE	URBAN RESERVE	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	COMMERCIAL/INDUSTRIAL	INDUSTRIAL
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	C	I
	PERSONAL SERVICES:													
72	General Personal Service							C 26	C 26	P	P	P	P3	P3
7216	Drycleaning plants													P
7218	Industrial Launderers													P
7261	Funeral Home/Crematory						C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum					P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25	
*	Day care I		P6			P6	P6	P6	P	P	P	P	P7	P7
*	Day care II					P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7
074	Veterinary Clinic		P9			P9 C10	P9 C10			P10	P10	P10		P
753	Automotive repair (1)									P11	P	P		P
754	Automotive service									P11	P	P		P
76	Miscellaneous repair										P	P		P
866	Churches, synagogue, temple					P12 C28	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)					P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable		P14 C			P14 C	P14 C	P 14 C						
*	Kennel or Cattery					C	C				C	P		
*	Theatrical Production Services										P31	P31		
*	Artist Studios					P29	P29	P29	P29	P	P	P	P30	P
*	Interim Recycling Facility		P21	P21	P21	P22		P22	P22	P23	P23	P		P
	HEALTH SERVICES:													
801-04	Office/Outpatient Clinic					P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P
805	Nursing and personal care facilities								C		P	P		
806	Hospital							C13	C13		P	P	C	
807	Medical/Dental Lab										P	P	P	P
808-09	Miscellaneous Health										P	P	P	
	EDUCATION SERVICES:													
*	Elementary School					P16 15	P	P	P					
*	Middle/Junior High School					P16 C15	P	P	P					
*	Secondary or High School					P16 C15	P27	P27	P27		C	C		
*	Vocational School					P13 C	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School			P18		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility					C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. 21A.06

General Services land uses. B. Development Conditions.

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

2. Except SIC Industry Group Nos.:

a. 835-Day Care Services, and

b. 836-Residential Care, which is otherwise provided for on the residential permitted land use table.

3. Limited to SIC Industry Group and Industry Nos.:

a. 723-Beauty Shops;

b. 724-Barber Shops;

c. 725-Shoe Repair Shops and Shoeshine Parlors;

d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;

e. 217-Carpet and Upholstery Cleaning.

4. Only as an accessory to a cemetery.

5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

6. Only as an accessory to residential use, provided:

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

b. Outdoor play equipment shall maintain a minimum distance of ((~~20~~))twenty feet from property lines adjoining residential zones.

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

8. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32, or an accessory use to a school, church, ((~~public~~))park, sport club or public housing administered by a public agency, provided:

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

b. Outdoor play equipment shall maintain a minimum distance of ((~~20~~))twenty feet from property lines adjoining residential zones;

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

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

9. As a home occupation only, provided that the square footage limitations in K.C.C. 21A.30 for home occupations appl((~~ies~~))y only to the office space for the clinic, and provided further that:

a. Boarding or overnight stay of animals is allowed only on sites of ((~~5~~))five acres or more;

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

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

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

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

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

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

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

12. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32.

13. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.

14. Covered riding arenas are subject to the provisions of K.C.C. 21A.30.030 and shall not exceed 20,000 square feet provided that stabling areas, whether attached or detached, shall not be counted in this calculation.

15. Limited to projects which do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school and serving only the school may be used. Under no circumstances shall other uses or structures in the rural area be connected to and served by the school's tightline sewer.

16.a. For middle/junior high schools and secondary or high schools, only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of such school facility shall be subject to approval of a conditional use permit and the expansion shall

not require or result in an extension of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school may be used.

b. Renovation, expansion, modernization((,)) or reconstruction of a school, or the addition of relocatable facilities, is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school may be used.

17. All instruction must be within an enclosed structure.

18. Limited to resource management education programs.

19. Only as an accessory to residential use, provided:

a. Students are limited to twelve per one-hour session,

b. All instruction must be within an enclosed structure, and

c. Structures used for the school shall maintain a distance of ((~~25~~))twenty-five feet from property lines adjoining residential zones.

20. Subject to the following:

a. Structures used for the school and accessory uses shall maintain a minimum distance of ((~~25~~))twenty-five feet from property lines adjoining residential zones; ((~~and~~))

b. On lots over 2.5 acres:

(1) Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;

(2) Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school((.)); and

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

c. On sites over ((~~10~~))ten acres, located in a designated Rural Town and zoned UR, R-1, and/or R-4:

(1) Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;

(2) Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,750 square feet and is located in the same structure as the school;

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

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

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

(6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than 50% of their prior value, may reconstruct and expand an additional 65% of the original floor area but need not be approved as a conditional use if their use otherwise complies with the standards set forth in development condition B20c and the requirements of this title.

21. Limited to source-separated yard or organic waste processing facilities.

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

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

24. Only when adjacent to an existing or proposed school.

25. Limited to columbariums accessory to a church provided that required landscaping and parking are not reduced.

26. Not permitted in R-1 and limited to a maximum of 5,000 square feet per establishment and subject to the additional requirements in K.C.C. 21A.12 .230.

27.a. New high schools shall be permitted in urban residential and urban reserve zones subject to the review process set forth in Section 21A.42.140((.)) and

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

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

29. Only as a reuse of a surplus non-residential facility subject to K.C.C. 21A.32 or as a joint use of an existing public school facility.

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

31. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.

SECTION 13. Ordinance 10870, Section 333, as amended, and K.C.C. 21A.08.060 are each hereby amended to read as follows:

21A.08.060 A. Government/Business Services land uses.

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

		ZONE	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
			AGRICULTURE	FOREST	MINERAL	RURAL	URBAN RESERVE	URBAN	RESIDENTIAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-4	R12-48	NB	CB	RB	O	I
	GOVERNMENT SERVICES:													
*	Public agency or utility office					P3 C5	P3 C	P3 C	P3 C	P	P	P	P	P 16
*	Public agency or utility yard					P 27	P 27	P27	P27			P		P
*	Public agency archives											P	P	P
921	Court										P4	P	P	
9221	Police Facility					P7	P7	P7	P7	P7	P	P	P	P
9224	Fire Facility					C 6	C 6	C 6	C 6	P	P	P	P	P
*	Utility Facility		P 29 C 28	P 29 C 28	P 29 C 28	P 29 C 28	P 29 C 28	P 29 C 28	P 29 C 28	P	P	P	P	P
*	Private Stormwater Management Facility		P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vector Waste Receiving Facility		P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
*	Commuter Parking Lot					C P19	C P19	C P19	C P19	P	P	P	P	P
	BUSINESS SERVICES:													
*	Construction and Trade											P	P9	P
*	Individual Transportation and Taxi										P 25	P	P 10	P
421	Trucking and Courier Service										P 11	P 12	P 13	P
*	Warehousing, (1) and Wholesale Trade													P
*	Self-service Storage								C 14		P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage		P 15 C			C 15	C 15							P
*	Log Storage		P15	P		P26								P
47	Transportation Service													P
473	Freight and Cargo Service											P	P	P
472	Passenger Transportation Service										P	P	P	
48	Communication Offices											P	P	P
482	Telegraph and other Communications										P	P	P	P
*	General Business Service									P	P	P	P	P16
*	Professional Office									P	P	P	P	P 16
7312	Outdoor Advertising Service											P	P17	P
735	Miscellaneous Equipment Rental										P17	P	P17	P
751	Automotive Rental and Leasing										P	P		P
752	Automotive Parking					((P1-0))	((P1-0))	((P1-0))	((P1-0))	P 20	P 20	P 21	P 20	P
*	Off-Street Required Parking Lot					P37	P37	P37	P37	P37	P37	P37	P37	P37
7941	Professional Sport Teams/Promoters											P	P	
873	Research, Development and Testing											P2	P2	P2
*	Heavy Equipment and Truck Repair													P
	ACCESSORY USES													
*	Commercial/Industrial Accessory Uses			P	P 22					P22	P22	P	P	P
*	Helistop						C 23	C 23	C 23	C 23	C 23	C 24	C 23	C 24

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see 21A.12 through 21A.30; General Provisions, see K.C.C. 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A.40 through 21A.44; (*) Definition of this specific Land Use, see K.C.C. 21A.06

Government/Business Service land uses. B. Development Conditions.

1. Except self-service storage.

2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.

3. a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of KCC 21A.32; or

b. Only when accessory to a fire facility and the office is no greater than 1500 square feet of floor area.

4. Only as a re-use of a surplus non-residential facility subject to KCC 21A.32.

5. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible.

6. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;

b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;

c. No outdoor storage; and

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

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

a. Holding cells,

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

c. Long-term storage of stolen properties.

8. Except in commercial/industrial zones or when participating in an approved shared facility drainage plan, such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities. In commercial/industrial zones or shared facilities, such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.

9. No outdoor storage of materials.

10. Limited to office uses.

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

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

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

14. Accessory to an apartment development of at least 12 units provided:

a. The gross floor area in self service storage shall not exceed the total gross floor area of the apartment dwellings on the site;

b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

c. The use of the facility shall be limited to dead storage of household goods;

d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;

e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

f. No residential occupancy of the storage units;

g. No business activity other than the rental of storage units; and

h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.

15. Limited to products produced on-site.

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

17. No outdoor storage.

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

19. Limited to new commuter parking ((~~facilities~~))lots designed for thirty or fewer parking spaces or((~~for users of transit, carpools or ride-share programs, provided:~~

~~a. They are~~)) commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours((~~; and~~

~~b. The~~)) ; provided that the new or existing lot ((~~site~~)) is adjacent to a designated arterial that has been improved to a standard acceptable to the department of ((~~public works~~))transportation.

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

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

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

23. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.

24. Allowed as accessory to an allowed use.

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

26. Limited to 2 acres or less.

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

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

28. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.

29. Excluding bulk gas storage tanks.

30. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shall be subject to the provisions for rural industrial uses as set forth in KCC 21A.12.

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

32. Provided:

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

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

c. Off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.

SECTION 14. Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070 are each hereby amended to read as follows:

21A.08.070 A. Retail land uses.

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
	ZONE	AGRICULTURE	FOREST	MINERAL	RURAL	URBAN RESERVE	URBAN RESIDENTIAL		NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Building, Hardware and Garden Materials				C1	C1			P2	P	P		
*	Forest Products Sales	P 3, 4	P4		P 3, 4						P		
*	Department and Variety Stores						C 15	C 15	P5	P	P		
54	Food Stores				C14		C 16	C 16	P	P	P	C	P6
*	Agricultural Product Sales	P3 C7	P4		P3 C7	P3	P3						
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				C14		C 17	C 17	P10	P	P	P	P
*	Drug Stores						C 16	C 16	P	P	P	C	
592	Liquor Stores									P	P		
593	Uses Goods: Antiques/Secondhand Shops									P	P		
*	Sporting Goods and related Stores									P	P		
*	Book, Stationery, Video &Art Supply Stores						C 16, 11	C 16, 11	P11	P11	P11		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C12	P		P
*	Florist Shops						C 16	C 16	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P13		P
*	Livestock Sales	P18	P18		P18	P18	P18, 19						P

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
Development Standards, see K.C.C. 21A.12 through 21A.30
General Provisions, see K.C.C. 21A.32 through 21A.38
Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
(*)Definition of this specific Land Use, see K.C.C. 21A.06

Retail land uses. B. Development Conditions

1. Only feed stores and garden supply stores.

2. Only hardware and garden materials stores shall be permitted.

3.a. Except for hay sales, limited to products produced on-site; and

b. Covered sales areas shall not exceed a total area of 500 square feet.

4. No permanent structures or signs.

5. Limited to SIC Industry No. 5331, Variety Stores, and further limited to a maximum of 2,000 square feet of gross floor area.

6. Limited to a maximum of 2,000 square feet of gross floor area.

7.a. The floor area devoted to retail sales shall not exceed 2,500 square feet;

b. No more than ((~~40~~))forty percent of the average annual gross sales of agricultural products sold through the store over a five-year period shall be derived from products not grown or produced in King County. At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;

c. Sales shall be limited to agricultural produce and plants;

d. Storage areas for produce may be included in a farm store structure or in any accessory building;

e. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. during the months of May through September and 7:00 a.m. to 7:00 p.m. during the months of October through April; outside lighting is permitted, provided no off-site glare is allowed; and

f. Noncontiguous lands within King County may be assembled by an individual farmer or group of farmers for the purposes of establishing a source of local products to be sold in a farm store on one of the properties.

8. Excluding retail sale of trucks exceeding one ton capacity.

9. Only the sale of new or reconditioned automobile supplies is permitted.

10. Excluding SIC Industry No. 5813-Drinking Places.

11. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, school, licensed daycare centers, ((~~public~~)) parks, community centers, public libraries, or churches which conduct religious or educational classes for minors.

12. No outside storage of fuel trucks and equipment.

13. Excluding vehicle and livestock auctions.

14. Only as accessory to a winery or brewery.

15. Not in R-1 and limited to SIC Industry No. 5331 Variety Stores, limited to a maximum of 5,000 square feet of gross floor area, and subject to the requirements in K.C.C. 21A.12.330.

16. Not permitted in R-1 and limited to a maximum of 5,000 square feet of gross floor area and subject to the requirements in 21A.12.230.

17. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and limited to a maximum of 5,000 square feet of gross floor area and subject to the requirements in K.C.C. 21A.12.230.

18. Retail sale((~~s~~)) of livestock is permitted only as accessory to raising livestock.

19. Limited to the R-1 zone.

SECTION 15. Ordinance 10870, Section 337, as amended, and K.C.C. 21A.08.100 are each hereby amended to read as follows:

21A.08.100 A. Regional land uses.

KEY
P-Permitted Use
C-Conditional Use
S-Special Use

			RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
		ZONE	AGRICULTURE	FORESTRY	MINERAL	RURAL AREA	URBAN RESERVE	UNDERBRUSH RESERVE	URBAN RESERVE	NB NEIGHBORHOOD BUSINESS	CB COMMUNITY BUSINESS	RB REGIONAL BUSINESS	O OFFICE	I INDUSTRIAL
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)
*	Jail			S		S	S	S	S	S	S	S	S	S
*	Jail Farm/Camp		S	S		S	S							
*	Work Release Facility					S	S	S	S	S	S	S	S	
*	Public Agency Animal Control Facility			S		S	S					S		P
*	Public Agency Training Facility			S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility			C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility		C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Major Communication Facility		C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station		P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction		S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility			S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility			S	S	S								C
*	Landfill			S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station				S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility					S	S	S	S	S	S	S	S	C
*	Municipal Water Production		S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport		S7	S7		S	S	S	S	S	S	S	S	S
*	Transit Bus Base					S	S	S	S	S	S	S	S	P
((*))	((~~Transit Park and Ride Lot~~))					((S))	((S))	((S))	((S))	((P))	((P))	((P))	((P))	((P))
*	School Bus Base					C5 S	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack					S	S	S8	S8	S8	S8	S8	S8	S
*	Fairground										S	S		S
8422	Zoo/Wildlife Exhibit (2)			S9		S9	S	S	S		S	S		
7941	Stadium/Arena											S		S
8221-8222	College/University (1)		P10	P10		P10 C11 S	P10 C11 S	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P

GENERAL CROSS REFERENCES: Permitted Use Chart Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 21A.12 through 21A.30; General Provisions, see KC 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. 21A 40 through 21A 44; (*) Definition of this specific Land Use, see K.C.C. 21A 06

Regional land uses. B. Development Conditions.

1. Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050.

2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

3. Except weapons armories and outdoor shooting ranges.

4. Except outdoor shooting range.

5. Only in conjunction with an existing or proposed school.

6.a. Limited to no more than three satellite dish antenna.

b. Limited to one satellite dish antenna.

c. Limited to tower consolidations.

7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.

8. Except racing of motorized vehicles.

9. Limited to wildlife exhibit.

10. Only as a re-use of a public school facility subject to the provisions of K.C.C. 21A.32.

11. Only as a re-use of surplus non-residential facility subject to the provisions of K.C.C. 21A.32.

12. Limited to cogeneration facilities for on-site use only.

13. Excluding impoundment of water using a dam.

14. Limited to facilities that comply with the following provisions:

a. Any new diversion structure shall not:

(1) exceed a height of eight feet as measured from the streambed, or

(2) impound more than three surface acres of water at the normal maximum surface level;

b. There shall be no active storage;

c. The maximum water surface area at any existing dam or diversion shall not be increased;

d. An exceedance flow of no greater than ((~~50~~))fifty percent in mainstream reach shall be maintained;

e. Any transmission line shall be limited to a:

(1) right-of-way of five miles or less; and

(2) capacity of 230 KV or less;

f. Any new, permanent access road shall be limited to five miles or less; and

g. The facility shall only be located above any portion of the stream used by anadromous fish.

15. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C. 21A.08.100(A), except for waste water treatment facilities, shall be prohibited. All other uses, including waste water treatment facilities, shall be subject to the provisions for rural industrial uses as set forth in K.C.C. 21A.12.

16. The operator of such facility shall provide verification to the department of natural resources or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.

SECTION 16. Ordinance 10870, Section 340, as amended, and K.C.C. 21A.12.030 are each hereby amended to read as follows:

A. Densities and dimensions - residential zones

STANDARDS	ZONES	RESIDENTIAL												
		RURAL				URBAN RESERVE	URBAN RESIDENTIAL							
		RA-2.5	RA-5	RA-10	RA-20	UR	R-1(17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre (15)		0.2 du/ac	0.2 du/ac	0.1 du/ac	0.05 du/ac	0.2 du/ac	1 du/ac	4 du/ac (6)	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre (1)								6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density: (2)								85% (12) (18)	85% (12) (18)	85% (18)	80% (12) (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Width: (3)		135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)		30 ft (9)	30 ft (9)	30 ft (9)	30 ft (9)	30 ft (7)	20 ft (7)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 FT (8)	10 FT (8)
Minimum Interior Setback (3) (16)		5 ft (9)	10 ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (4)		40 ft	40 ft	40 ft	40 ft	35 ft	35 ft	35 ft	35 ft 45 ft (14)	35 ft 45 ft (14)	60 ft	60 ft 80 ft (14)	60 ft 80 ft (14)	60 ft 80 ft (14)
Maximum Impervious Surface: Percentage (5)		25% (11) (19)	20% (11) (19)	15% (11) (19)	12.5% (11) (19)	3[illegible]% ([illegible]1)	30% (11)	55%	70%	75%	85%	85%	85%	90%

B. Development Conditions.

1. The maximum density may be achieved only through the application of residential density incentives or transfers of density credits pursuant to K.C.C. 21A.34 or 21A.36. Maximum density may only be exceeded pursuant to K.C.C. 21A.34.040 F. 1. f.

2. Also see K.C.C. 21A.12.060.

3. These standards may be modified under the provisions for zero-lot-line and townhouse developments.

4. Height limits may be increased when portions of the structure which exceed the base height limit provide one additional foot of street and interior setback for each foot above

the base height limit, provided that the maximum height may not exceed ((~~75~~))seventy-five feet. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirements provided that the maximum height shall not exceed ((~~75~~))seventy-five feet.

5. Applies to each individual lot. Impervious surface area standards for:

a. regional uses shall be established at the time of permit review;

b. nonresidential uses in residential zones shall comply with K.C.C. 21A.12.120 and .220;

c. individual lots in the R-4 through R-6 zones which are less than 9,076 square feet in area shall be subject to the applicable provisions of the nearest comparable R-6 or R-8 zone; or

d. any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

6. Mobile home parks shall be allowed a base density of six dwelling units per acre.

7. The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.

8. At least ((~~20~~))twenty linear feet of driveway shall be provided between any garage, carport or other fenced parking area and the street property line. The linear distance shall be measured along the center line of the driveway from the access point to such garage, carport or fenced area to the street property line.

9.a. Residences shall have a setback of at least 100 feet from any property line adjoining A, M or F zones or existing extractive operations.

b. For lots between one acre and 2.5 acres in size, the setback requirements of the R-1 zone shall apply. For lots under one acre, the requirements of the R-4 zone shall apply.

10.a. For developments consisting of three or more single-detached dwellings located on a single parcel, the setback shall be ((~~10~~))ten feet along any property line abutting R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet.

b. For townhouse and apartment development, the setback shall be ((~~20~~))twenty feet along any property line abutting R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback of five feet.

11. Lots smaller than .5 acre in area shall comply with standards of the nearest comparable R-4 through R-8 zone. For lots that are .5 acre in area or larger, the maximum impervious surface area allowed shall be at least 10,000 square feet. On any lot over one acre in area, an additional ((~~5~~))five percent may be used for buildings related to agricultural or forestry practices. For lots smaller than two acres but larger than .5 acre, an additional ((~~10~~))ten percent of the lot area may be used for structures which are determined to be medically necessary, provided the applicant submits with the permit application a notarized affidavit, conforming with the requirements of K.C.C. 21A.32.170A2.

12. For purposes of calculating minimum density, the applicant may request that the minimum density factor be modified based upon the weighted average slope of the net buildable area(s) of the site pursuant to K.C.C. 21A.12.087.

13. Reserved.

14. The base height to be used only for projects as follows:

a. in R-6 and R-8 zones, a building with a footprint built on slopes exceeding a 15 percent finished grade; and

b. in R-18, R-24 and R-48 zones using residential density incentives and transfer of density credits pursuant to this title.

15. Density applies only to dwelling units and not to sleeping units.

16. Vehicle access points from garages, carports or fenced parking areas shall be set back from the property line upon which a joint use driveway is located to provide a straight line length of at least ((~~26~~))twenty-six feet, as measured from the center line of the garage, carport or fence parking area, from the access point to the opposite side of the joint use driveway.

17. All subdivisions and short subdivisions in the R-1 zone shall be required to be clustered away from sensitive areas or the axis of designated corridors such as urban separators or the wildlife habitat network to the extent possible and a permanent open space tract that includes at least ((~~50~~))fifty percent of the site shall be created. Open space tracts shall meet the provisions of K.C.C. 21A.14.040.

18. See K.C.C. 21A.12.085.

19. All subdivisions and short subdivisions in R-1 and RA within the North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East Sammamish Community Planning Area which drains to Patterson Creek shall have a maximum impervious surface area of 8 percent of the gross acreage of the plat. Distribution of the allowable impervious area among the platted lots shall be recorded on the face of the plat. Impervious surface of roads

need not be counted towards the allowable impervious area. In cases where both lot- and plat-specific impervious limits apply, the more restrictive shall be required.

SECTION 17. Ordinance 10870, Section 341, as amended, and K.C.C. 21A.12.040 are each hereby amended to read as follows:

A. Densities and dimensions - Resource and Commercial/Industrial Zones.

Zones	RESOURCE					COMMERCIAL/INDUSTRIAL				
	AGRICULTURE			FOREST	MINERAL	NEIGHBORHOOD BUSINESS	COMMUNITY BUSINESS	REGIONAL BUSINESS	OFFICE	INDUSTRIAL
STANDARDS	A-10	A-35	A-60	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre	0.1 du/ac	.0286 du/ac	.0167 du/ac	.0126 du/ac		8 du/ac (2)	18 du/ac (2)	36 du/ac (2)	36 du/ac (2)	
Maximum Density: Dwelling Unit/Acre						12 du/ac (3)	24 du/ac (3)	48 du/ac (3)	[illegible] du/ac (3)	
Minimum Lot Area	10 acres	35 acres	60 acres	80 acres	10 acres					
Maximum Lot Depth/Width Ratio	4 to 1	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	30 ft (4)	100 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	10 ft (4)	100 ft (4)	(12)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (10)	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft 45 ft (6)	35 ft 60 ft (6)	35 ft 65 ft (6)	45 ft 60 ft(6)	45 ft
			((15% 45% (11))							
Maximum Floor/Lot Ratio: Square Feet						1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15% 35% (11)	10% 35% (11)	10% 35% (11)	10% 35% (11)		85%	85%	90%	75%	90%

** [Editor's Note: Row deleted by Ordinance 11802 § 4 except for this square.

B. Development Conditions.

1. Reserved.

2. These densities are allowed only through the application of mixed use development standards and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.

3. These densities may only be achieved through the application of residential density incentives or transfer of density credits in mixed use developments and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area. See K.C.C. 21A.34 and 21A.36.

4.a. In the F zone, scaling stations may be located ((~~35~~))thirty-five feet from property lines. Residences shall have a setback of at least ((~~30~~))thirty feet from all property lines.

b. For lots between one acre and 2.5 acres in size, the setback requirements of the R-1 zone shall apply. For lots under one acre, the setback requirements of the R-4 zone shall apply.

c. For development consisting of three or more single-detached dwellings located on a single parcel, the setback shall be ((~~10~~))ten feet along any property line abutting R-1 through R-8, RA and UR zones.

5. Gas station pump islands shall be placed no closer than ((~~25~~))twenty-five feet to street front lines.

6. This base height allowed only for mixed use developments and for stand-alone townhouse development in the NB zone on property designated commercial outside of center in the urban area.

7. Required on property lines adjoining residential zones.

8. Required on property lines adjoining residential zones for industrial uses established by conditional use permits.

9. The floor/lot ratio for mixed use developments shall conform to K.C.C. 21A.14.

10. Height limits may be increased when portions of the structure building which exceed the base height limit provide one additional foot of street and interior setback for each foot above the base height limit, provided the maximum height may exceed ((~~75~~))seventy-five feet only in mixed use developments. Netting or fencing and support structures for the netting or fencing used to contain golf balls in the operation of golf courses or golf driving ranges are exempt from the additional interior setback requirement provided that the maximum height shall not exceed ((~~75~~))seventy-five feet.

11. Applicable only to lots containing less than one acre of lot area. Development on lots containing less than 15,000 square feet of lot area shall be governed by impervious surface standards of the nearest comparable R-4 through R-8 zone.

12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

13. The impervious surface area for any lot may be increased beyond the total amount permitted in this chapter subject to approval of a conditional use permit.

SECTION 18. Ordinance 10870, Section 354, as amended and K.C.C. 21A.12.170 are each hereby amended to read as follows:

Setbacks - projections and structures allowed. Provided that the required setbacks from regional utility corridors of K.C.C. 21A.12.140, the adjoining half-street or designated arterial setbacks of K.C.C. 21A.12.160 and the sight distance requirements of K.C.C. 21A.12.210 are maintained, structures may extend into or be located in required setbacks, including setbacks as required by K.C.C. 21A.12.220B, as follows:

A. Fireplace structures, bay or garden windows, enclosed stair landings, closets, or similar structures may project into any setback, provided such projections are:

1. Limited to two per facade;

2. Not wider than ten feet; and

3. Not more than ((~~24~~))twenty-four inches into an interior setback or ((~~30~~))thirty inches into a street setback;

B. Uncovered porches and decks which exceed ((~~18~~))eighteen inches above the finished grade may project:

1. Eighteen inches into interior setbacks, and

2. Five feet into the street setback;

C. Uncovered porches and decks not exceeding ((~~18~~))eighteen inches above the finished grade may project to the property line;

D. Eaves may not project more than:

1. Eighteen inches into an interior setback,

2. Twenty-four inches into a street setback, or

3. Eighteen inches across a lot line in a zero-lot-line development;

E. Fences with a height of six feet or less may project into or be located in any setback;

F. Rockeries, retaining walls and curbs may project into or be located in any setback provided these structures:

1. do not exceed a height of six feet in the R-1 through R-18, UR, RA and resource zones,

2. do not exceed a height of eight feet in the R-24 and R-48 zones, and

3. do not exceed the building height for the zone in commercial/industrial zones, measured in accordance with the standards established in the King County Building Code, Title 16;

G. Fences located on top of rockeries, retaining walls or berms are subject to the requirements of K.C.C. 21A.14.220;

H. Telephone, power, light and flag poles;

I. The following may project into or be located within a setback, but may only project into or be located within a five foot interior setback area if an agreement documenting consent between the owners of record of the abutting properties is recorded with the King County department of records and elections prior to the installment or construction of the structure:

1. sprinkler systems, electrical and cellular equipment cabinets and other similar utility boxes and vaults,

2. security system access controls,

3. structures, except for buildings, associated with trails and on-site recreation spaces and play areas required in K.C.C.21A.14.180 and K.C.C. 21A.14.190 such as benches, picnic tables and drinking fountains, and

4. surface water management facilities as required by K.C.C. 9.04;

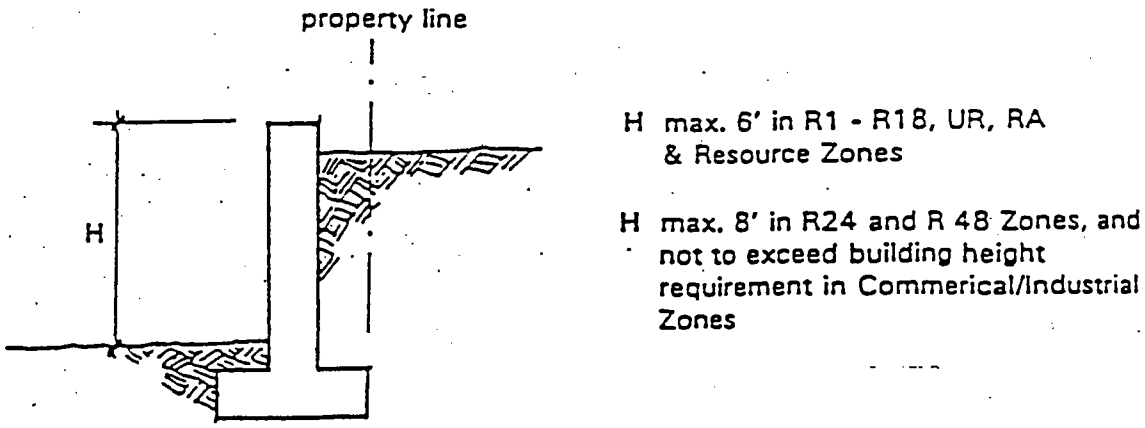
J. Mailboxes and newspaper boxes may project into or be located within street setbacks;

K. Fire hydrants and associated appendages; and

L. Metro bus shelters may be located within street setbacks.

M. Unless otherwise allowed in K.C.C. 21A.20.080, free standing and monument signs four feet or less in height, with a maximum sign area of ((~~20~~))twenty square feet may project into or be located within street setbacks.

RETAINING WALL IN SETBACK



SECTION 19. Ordinance 10870, Section 364, as amended, and 21A.14.040 are each hereby amended to read as follows:

Lot segregations - Clustered development. When residential lot clustering is proposed, the following provisions shall be met:

A. Any open space resulting from lot clustering shall not be altered or disturbed except as specified on recorded documents creating the open space. Such open spaces may be retained under ownership by the subdivider, conveyed to residents of the development, or conveyed to a third party. When access to the open space is provided, the access shall be located in a separate tract;

B. In the RA zone:

1. No more than eight lots of less than 2.5 acres shall be allowed in a cluster;

2. No more than eight lots of less than 2.5 acres shall be served by a single cul-de-sac street;

3. Clusters containing two or more lots of less than 2.5 acres, whether in the same or adjacent developments, shall be separated from similar clusters by at least 120 feet;

4. The overall amount, and the individual degree of clustering shall be limited to a level that can be adequately served by rural facilities and services, including, but not limited to, on-site sewage disposal systems and rural roadways((~~,~~)); and

C. In the R-1 zone, open space tracts created by clustering required by ((~~section~~))K.C.C. 21A.12.030 shall be located and configured to create urban separators and greenbelts as required by the ((~~C~~))comprehensive ((~~P~~))plan, community plans, or local or subarea plans or open space functional plans, to connect and increase protective buffers for environmentally sensitive areas as defined in ((~~section~~))K.C.C. 21A.06.1065, to connect and protect wildlife habitat corridors designated by the comprehensive plan, and to connect existing or planned ((~~public~~)) parks or trails. King County may require open space tracts created under this subsection to be dedicated to an appropriate managing public agency or qualifying private entity such as a nature conservancy.

SECTION 20. Ordinance 10870, Section 379, and K.C.C. 21A.14.190 are each hereby amended to read as follows:

On-site recreation - Play areas required. A. All single detached subdivisions, apartment, townhouse((~~,~~)) and mixed use development, excluding age restricted senior citizen housing, shall provide to children play areas within the recreation space on-site, except when facilities are available to the public within 1/4 mile that are developed as ((~~public~~)) parks or playgrounds and are accessible without crossing of arterial streets.

B. If any play apparatus is provided in the play area, the apparatus shall meet Consumer Product Safety Standards for equipment, soft surfacing and spacing, and shall be located in an area that is:

1. At least 400 square feet in size with no dimension less than ((~~20~~))twenty feet; and

2. Adjacent to main pedestrian paths or near building entrances.

SECTION 21. Ordinance 10870, Section 380, and K.C.C. 21A.14.200 are each hereby amended to read as follows:

On-site recreation - Maintenance of recreation space or dedication.

A. Recreation space as defined in K.C.C. 21A.14.180.B may be dedicated as a ((~~public~~)) park open to the public in lieu of providing the on-site recreation required above when the following criteria are met:

1. The dedicated area is at least ((~~20~~))twenty acres in size, except when adjacent to an existing or planned county park; ((~~and~~))

2. The dedicated land provides one or more of the following:

a. Shoreline access,

b. Regional trail linkages,

c Habitat linkages,

d. Recreation facilities, or

e. Heritage sites; and

3. The dedicated area is located within 1 mile of the project site.

B. Unless the recreation space is dedicated to King County pursuant to subsection A., maintenance of any recreation space retained in private ownership shall be the responsibility

of the owner or other separate entity capable of long-term maintenance and operation in a manner acceptable to the parks division.

SECTION 22. Ordinance 10870, Section 407, as amended, and K.C.C. 21A.18.030 are each hereby amended to read as follows:

Computation of required off-street parking spaces. A. Except as modified in K.C.C. 21A.18.070 B-D, off-street parking areas shall contain at a minimum the number of parking spaces as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of non-public areas. Non-public areas include but are not limited to building maintenance areas, storage areas, closets((,)) or restrooms. If the formula for determining the number of off-street parking spaces results in a fraction, the number of off-street parking spaces shall be rounded to the nearest whole number with fractions of .50 or greater rounding up and fractions below .50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
RESIDENTIAL (K.C.C. 21A.08.030A):	
Single detached/Townhouse	2.0 per dwelling unit
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit
Senior citizen assisted	1 per 2 dwelling or sleeping units
Community residential facilities	1 per two bedrooms
Dormitory, including religious	1 per two bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility

RECREATION/CULTURAL (K.C.C. 21A.08.040A):

Recreation/culture uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.

GENERAL SERVICES (K.C.C. 21A.08.050A):

General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
Churches, synagogue, temple	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care facilities	1 per 4 beds
Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per five students
Specialized instruction schools	1 per classroom, plus 1 per two students
Artist Studios	.9 per 1,000 square feet of area used for studios

GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060A):

Government/business services uses:	1 per 300 square feet
Exceptions:	

Public agency yard	1 per 300 square feet of offices, plus .9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	.9 per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus .9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus .9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet

RETAIL/WHOLESALE (K.C.C. 21A.08.070A):

Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/o grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
Wholesale trade uses	.9 per 1000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet

MANUFACTURING (K.C.C. 21A.08.080A):

Manufacturing uses	.9 per 1,000 square feet area
Winery/Brewery	.9 per 1,000 square feet, plus 1 per 50 square feet of tasting area

RESOURCES (K.C.C. 21A.08.090A):

Resource uses	(director)

REGIONAL (K.C.C. 21A.08.100A):

Regional Uses (director)

B. An applicant may request a modification of the minimum required number of parking spaces by providing that parking demand can be met with a reduced parking requirement. In such cases, the director may approve a reduction of up to ((~~50~~))fifty percent of the minimum required number of spaces.

C. When the county has received a shell building permit application, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the shell permit. When the range of possible uses result in different parking requirements, the director will establish the amount of parking based on a likely range of uses.

D. Where other provisions of this code stipulate maximum parking allowed or reduced minimum parking requirements, those provisions shall apply.

E. In any development required to provide six or more parking spaces, bicycle parking shall be provided. Bicycle parking shall be bike rack or locker-type parking facilities unless otherwise specified.

1. Off-street parking areas shall contain at least one bicycle parking space for every ((~~12~~))twelve spaces required for motor vehicles except as follows:

a. The director may reduce bike rack parking facilities for patrons when it is demonstrated that bicycle activity will not occur at that location.

b. The director may require additional spaces when it is determined that the use or its location will generate a high volume of bicycle activity. Such a determination will include but not be limited to the following uses:

(1) Park/playfield,

(2) Marina,

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(3) Library/museum/arboretum,

(4) Elementary/secondary school,

(5) Sports club, or

(6) Retail business (when located along a developed bicycle trail or designated bicycle route).

2. Bicycle facilities for patrons shall be located within 100 feet of the building entrance and shall be designed to allow either a bicycle frame or wheels to be locked to a structure attached to the pavement.

3. All bicycle parking and storage shall be located in safe, visible areas that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime use.

4. When more than ten people are employed on site, enclosed locker type parking facilities for employees shall be provided. The director shall allocate the required number of parking spaces between bike rack parking and enclosed locker type parking facilities.

5. One indoor bicycle storage space shall be provided for every two dwelling units in townhouse and apartment residential uses, unless individual garages are provided for every unit. The director may reduce the number of bike rack parking spaces if indoor storage facilities are available to all residents.

SECTION 23. Ordinance 10870, Section 410, as amended, and K.C.C. 21A.18.060 are each hereby amended to read as follows:

Parking for the disabled. Off-street parking and access for physically ((~~handicapped~~))disabled persons shall be provided in accordance with ((~~Section 7503 of~~))the

regulations adopted pursuant to ((~~RCW~~))Chapter 19.27 RCW, State Building Code, and ((~~RCW~~))Chapter 70.92 RCW, Public Buildings-Provisions for Aged and Disabled.

SECTION 24. Ordinance 10870, Section 411, and K.C.C. 21A.18.070 are each hereby amended to read as follows:

Loading space requirements. A. Every non-residential building engaged in retail, wholesale, manufacturing or storage activities, excluding self-service storage facilities, shall provide loading spaces in accordance with the standards listed below.

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
10,000 to 16,000 square feet	1
16,001 to 40,000 square feet	2
40,001 to 64,000 square feet	3
64,001 to 96,000 square feet	4
96,001 to 128,000 square feet	5
128,001 to 160,000 square feet	6
160,001 to 196,000 square feet	7
For each additional 36,000 square feet	1 additional

B. Every building engaged in ((~~retail,~~))hotel, office building, restaurant, hospital, auditorium, convention hall, exhibition hall, sports arena/stadium((,)) or other similar use shall provide loading spaces in accordance with the standards listed below.

GROSS FLOOR AREA	REQUIRED NUMBER OF LOADING SPACES
40,000 to 60,000 square feet	1
60,001 to 160,000 square feet	2
160,001 to 264,000 square feet	3
264,001 to 388,000 square feet	4
388,001 to 520,000 square feet	5
520,001 to 652,000 square feet	6
652,001 to 784,000 square feet	7
784,001 to 920,000 square feet	8
For each additional 140,000 square feet	1 additional

C. Each loading space required by this section shall be a minimum of ((~~10~~))ten feet wide, ((~~30~~))thirty feet long, and have an unobstructed vertical clearance of ((~~14~~))fourteen feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Loading spaces shall be located so that trucks shall not obstruct pedestrian or vehicle traffic movement or project into any public right-of-way. All loading space areas shall be separated from ((~~required~~)) parking areas and shall be designated as truck loading spaces.

D. Any loading space located within 100 feet of areas zoned for residential use shall be screened and operated as necessary to reduce noise and visual impacts. Noise mitigation measures may include architectural or structural barriers, beams, walls, or restrictions on the hours of operation.

E. Multi-story self-service storage facilities shall provide two loading spaces, and single story facilities one loading space, adjacent to each building entrance that provides

common access to interior storage units. Each loading berth shall measure not less than twenty-five feet by twelve feet with an unobstructed vertical clearance of ((~~14~~))fourteen feet six inches, and shall be surfaced, improved and maintained as required by this chapter. Any floor area additions or structural alterations to a building shall be required to provide loading space or spaces as set forth in this chapter.

SECTION 25. Ordinance 10870, Section 415, as amended, and K.C.C. 21A.18.110 are each hereby amended to read as follows:

Off-street parking plan design standards. A. Off-street parking areas shall not be located more than 600 feet from the building they are required to serve for all uses except those specified below; where the off-street parking areas do not abut the buildings they serve, the required maximum distance shall be measured from the nearest building entrance that the parking area serves:

1. For all single detached dwellings the parking spaces shall be located on the same lot they are required to serve;

2. For all other residential dwellings at least a portion of parking areas shall be located within 150 feet from the building(s) they are required to serve; ((~~and~~))

3. For all non-residential uses permitted in residential zones, the parking spaces shall be located on the same lot they are required to serve and at least a portion of parking areas shall be located within 150 feet from the nearest building entrance they are required to serve((~~.~~));

4. In designated activity, community business, and neighborhood business centers, parking lots should be located to the rear or sides of buildings, when feasible((~~.~~));

5. Parking lots shall be so arranged as to permit the internal circulation of vehicles between parking aisles without re-entering adjoining public streets; and

6. Parking for the disabled shall be provided in accordance with K.C.C. 21A.18.060.

B. The minimum parking space and aisle dimensions for the most common parking angles are shown on the chart below. For parking angles other than those shown on the chart, the minimum parking space and aisle dimensions shall be determined by the director. Regardless of the parking angle, one-way aisles shall be at least ((~~10~~))ten feet wide, and two-way aisles shall be at least ((~~20~~))twenty feet wide. If dead-end aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking plans for angle parking shall use space widths no less than eight feet six inches for a standard parking space design and eight feet for a compact car parking space design.

MINIMUM PARKING STALL AND AISLE DIMENSIONS.

((~~***~~)) A	((~~***~~)) B	((~~***~~)) C	((~~***~~)) D	((~~***~~)) E	((~~***~~)) F
PARKING ANGLE	STALL WIDTH	CURB LENGTH	STALL DEPTH	AISLE WIDTH 1-WAY 2-WAY	UNIT DEPTH 1-WAY 2-WAY
0	8.0* Min 8.5 Desired 9.0	20.0* 22.5 22.5	8.0 8.5 9.0	12.0 20.0 12.0 20.0 12.0 20.0	** ** 29.0 37.0 30.0 38.0
30	8.0* Min 8.5 Desired 9.0	16.0* 17.0 18.0	15.0 16.5 17.0	10.0 20.0 10.0 20.0 10.0 20.0	** ** 42.0 53.0 44.0 54.0
45	8.0* Min 8.5 Desired 9.0	11.5* 12.0 12.5	17.0*	12.0 20.0 12.0 20.0 12.0 20.0	** ** 50.0 58.0 51.0 59.0
60	8.0* Min 8.5 Desired 9.0	9.6* 10.0 10.5	18.0 20.0 21.0	18.0 20.0 18.0 20.0 18.0 20.0	** ** 58.0 60.0 60.0 62.0
90	8.0* Min 8.5 Desired 9.0	8.0* 8.5 9.0	16.0* 18.0 18.0	((~~23.0~~))24.0((~~23.0~~))24.0 ((~~23.0~~))24.0((~~23.0~~))24.0 ((~~23.0~~))24.0((~~23.0~~))24.0	** ** ((~~63.0~~))60.0((~~63.0~~))60.0 ((~~63.0~~))60.0((~~63.0~~))60.0

((~~(~~))
((~~24~~))

((~~(~~))
((~~60~~))

* for compact stalls only
** variable with compact and standard combinations
((~~*** see King County adopted K.C.C. offstreet parking manual~~))

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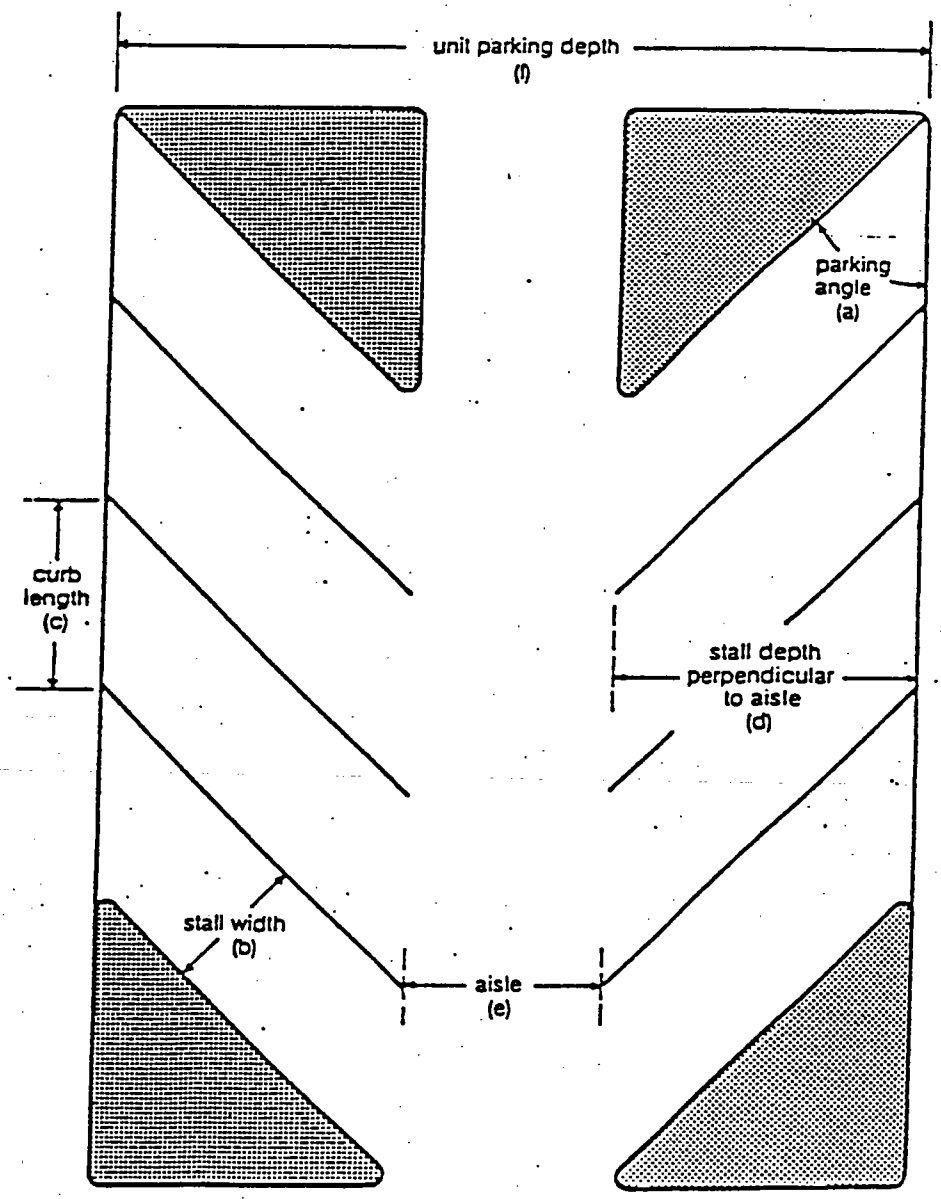
NOMENCLATURE OF OFF-STREET PARKING AREA



C. Any parking spaces abutting a required landscaped area on the driver or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement to provide a place to step other than in the landscaped area. The additional width shall be separated from the adjacent parking space by a parking space division stripe. ((~~The parking space depth may be reduced when vehicles overhang a walkway under the following conditions:~~

~~1. Wheelstops or curbs are installed; and~~

~~2. The remaining walkway provides a minimum of 60 inches of unimpeded passageway for pedestrians.~~))

D. The parking space depth may be reduced when vehicles overhang a walkway or landscaping under the following conditions:

1. Wheelstops or curbs are installed; ((~~and~~))

2. The remaining walkway provides a minimum of ((~~48~~))forty-eight inches of unimpeded passageway for pedestrians((~~.~~));

((~~E.~~))3. The amount of space depth reduction is limited to a maximum of ((~~18~~))eighteen inches((~~.~~)); and

4. Landscaping is designed in accordance with K.C.C. 21A.16.070.E.

((~~F.~~))E. Driveways providing ingress and egress between off-street parking areas and abutting streets shall be designed, located and constructed in accordance with the provisions of K.C.C. 14.42, Road Standards. Driveways for single detached dwellings, no more than ((~~20~~))twenty feet in width, may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than ((~~15~~))fifteen percent of the required landscaping or setback area is eliminated by the driveway.

Joint use driveways may be located within required landscaping or setback areas. Driveways for all other developments may cross or be located within required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street, provided no more than ((~~10~~))ten percent of the required landscaping ((~~or setback area~~))is displaced by the driveway and the driveway is located no closer than five feet from any property line except where intersecting the street.

((~~G.~~))F. Parking spaces required per this title shall be located as follows:

1. For single detached dwelling units the required parking spaces shall be outside of any required setbacks or landscaping, provided driveways ((~~located in~~))crossing setbacks and required landscaping may be used for parking. However, if the driveway is a joint use driveway, no vehicle parked on the driveway shall obstruct any joint user's access to the driveway or parking spaces((~~.~~));

2. For all other developments parking spaces may be permitted by the director in setback areas pursuant to an approved landscape plan; and

3. For non-residential uses in residential zones, parking is permitted in setback areas pursuant to K.C.C. 21A.12.220.

((~~H.~~))G. Lighting shall be provided for safety of traffic and pedestrian circulation on the site. It shall be designed to minimize direct illumination of abutting properties and adjacent streets. The director shall have the authority to waive the requirement to provide lighting.

((~~I.~~))H. Tandem or end-to-end parking is allowed in residential developments. Apartment/townhouse developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

((~~I.~~))I. All vehicle parking and storage for single detached dwellings must be in a garage, carport or on an approved impervious surface. Any impervious surface used for vehicle parking or storage must have direct and unobstructed driveway access.

((~~K.~~))J. The total number of vehicles parked or stored outside of a building on a single family lot in the R-4 through R-8 zones, excluding recreational vehicles and trailers, shall not exceed six vehicles on lots 12,500 square feet or less and eight vehicles on lots greater than 12,500 square feet.

((~~L.~~))K. Vanpool/carpool parking areas shall meet the following minimum design standards:

1. A minimum vertical clearance of ((~~7~~))seven feet ((~~3~~))three inches shall be provided to accommodate van vehicles if designated vanpool/carpool parking spaces are located in a parking structure; and

2. A minimum turning radius of ((~~26~~))twenty-six feet ((~~4~~))four inches with a minimum turning diameter (curb to curb) of ((~~52~~))fifty-two feet ((~~5~~))five inches shall be provided from parking aisles to adjacent carpool/vanpool parking spaces.

((~~M.~~))L. Direct access from the street right-of-way to off-street parking areas shall be subject to the requirements of K.C.C 21A.28.120.

((~~N.~~))M. No dead-end alley may provide access to more than eight ((~~required~~)) off-street parking spaces.

((~~O.~~))N. Any parking stalls located in enclosed buildings must be totally within the enclosed building.

NEW SECTION. SECTION 26. There is hereby added to K.C.C. 21A.20 a new section to read as follows:

Community identification signs. Community identification signs are permitted subject to the following provisions:

A. Only Unincorporated Activity Centers or Rural Towns, designated and delineated by the comprehensive plan, or specific geographic areas (communities) recognized and delineated by a recognized unincorporated area council, are eligible to be identified with community identification signs. Identification signs for Unincorporated Activity Centers or Rural Towns shall be placed along the boundaries identified by the comprehensive plan. Identification signs for specific geographic areas (communities) recognized and delineated by a recognized unincorporated area council shall be placed along the boundaries delineated by the unincorporated area council.

B. Two types of community identification signs are permitted. Primary signs are intended to mark the main arterial street entrances to a designated community, Unincorporated Activity Center or Rural Town. Auxiliary signs are intended to mark entrances to a designated community, Unincorporated Activity Center or Rural Town along local access streets.

C. Primary signs are subject to the following provisions:

1. No more than four primary signs shall be allowed per Unincorporated Activity Center, Rural Town or designated community, unless a recognized unincorporated area council permits up to two additional primary signs.

2. Each primary sign shall be no more than thirty-two square feet in area and no more than six feet in height, except that a recognized unincorporated area council may permit consolidation of two primary signs into one larger sign no more than sixty-four square feet in area and no more than fifteen feet in height, to be located only in commercial/industrial zones.

3. Primary signs shall only be located along arterial streets, outside of the right-of-way.

D. Auxiliary community identification signs are subject to the following provisions:

1. There shall be no limits on the number of auxiliary community identification signs allowed per Unincorporated Activity Center, Rural Town, or designated community.

2. Each auxiliary sign shall be no more than two (2) square feet, and shall be located only outside of the right-of-way.

E. No commercial advertisement shall be permitted on either primary or auxiliary signs except as follows:

1. When located on property within the RA, UR, R1-8 and R12-48 zones, signs may have a logo or other symbol of a community service or business group (e.g. Kiwanis, Chamber of Commerce, etc.) sponsoring construction of the signs(s). Any permitted logo or symbol shall be limited to an area of no more than two square feet on primary signs and no more than seventy-two square inches on auxiliary signs; or

2. When located on properties within the NB, CB, RB, O and I zones, signs may have a logo or other symbol of the company, community service or business group sponsoring construction of the sign(s). Any permitted logo or symbol shall be limited to an area of no more than four square feet on primary signs and no more than seventy-two square inches on auxiliary signs.

F. Community identification signs shall be exempt from the provisions of K.C.C. 21A.20.060.A that require signs to be on-premise.

SECTION 27. Ordinance 10870, Section 424, and K.C.C. 21A.20.060 are each hereby amended to read as follows:

General sign requirements. A. All signs, except billboards, community bulletin boards, community identification signs, political signs, real estate signs and special event signs((,)) shall be on-premise signs; provided that uses located on lots without public street frontage in business, office and industrial zones may have one off-premise directional sign of no more than ((~~16~~))sixteen square feet.

B. Fuel price signs shall not be included in sign area or number limitations of K.C.C. 21A.20.090-110, provided such signs do not exceed ((~~20~~))twenty square feet per street frontage.

C. Projecting and awning signs shall not be permitted for uses in the Resource and Residential zones. In other zones, projecting and awning signs may be used in lieu of wall signs, provided:

1. they maintain a minimum clearance of eight feet above finished grade;
2. they do not project more than six feet from the supporting building facade; and
3. they shall not exceed the number or size permitted for wall signs in a zone.

D. Changing message center signs, and time and temperature signs, which can be a wall or freestanding sign, shall not exceed the size permitted for a wall or freestanding sign, and shall be permitted only in the NB, CB, RB, O, and I zones. Changing message center signs and time and temperature signs shall not exceed the maximum sign height permitted in the zone.

E. Directional signs shall not be included in the sign area or number limitation of K.C.C. 21A.20.070 -.110, provided they shall not exceed ((~~6~~))six square feet in surface area and are limited to one for each entrance or exit to surface parking areas or parking structure.

F. Sign illumination and glare:

1. All signs in the NB, CB, RB, O, or I zone districts may be illuminated. Signs in all other zones may be indirectly illuminated, provided the light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign;

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

3. Electrical requirements for signs shall be governed by chapter 19.28 ((~~of the Revised Code of Washington~~))RCW and chapter 296-46-910 of the Washington Administrative Code((.));; and

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

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

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

I. Mixed use developments in the NB, CB, RB, or O zones are permitted one permanent residential identification sign not exceeding ((~~32~~))thirty-two square feet in addition to the maximum sign area requirements in the zone where the mixed use development is located.

SECTION 28. Ordinance 10870, Section 540, and K.C.C. 21A.32.030 are each hereby amended to read as follows:

Nonconformance - determining status.

A. Any use, structure or other site improvement (e.g. landscaping or signage) development standard which was legally established prior to the effective date of this title shall be considered nonconforming if:

1. The use is now prohibited or cannot meet use limitations applicable to the zone in which it is located; or

2. The use does not comply with the density, dimensions, landscaping, parking, sign or residential design standards of this title.

B. A change in the required permit review process shall not create a nonconformance.

C. Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance, except as specified by K.C.C. 21A.32.060.

SECTION 29. Ordinance 10870, Section 548, and K.C.C. 21A.32.110 are each hereby amended to read as follows:

Temporary use permits - Exemptions to permit requirement.

A. The following uses shall be exempt from requirements for a temporary use permit when located in the RB, CB, NB, O, or I zones for the time period specified below:

1. Uses not to exceed a total of ((~~30~~))thirty days each calendar year:

a. Christmas tree lots;

b. Fireworks stands; and

c. Produce stands.

2. Uses not to exceed a total of ((~~14~~))fourteen days each calendar year:

a. Amusement rides, carnivals, or circuses;

b. Community festivals; and

c. Parking lot sales.

B. Any use not exceeding a cumulative total of ((~~2~~))two days each calendar year shall be exempt from requirements for a temporary use permit.

C. Any community event held in a ((~~public~~))park and not exceeding a period of ((~~7~~))seven days shall be exempt from requirements for a temporary use permit.

SECTION 30. Ordinance 10870, Section 570, and K.C.C. 21A.36.030 are each hereby amended to read as follows:

Sending sites. A. Sending sites shall be maintained in a natural state, except for agricultural lands, proposed ((~~public~~))park or trail sites suitable for active recreation, shoreline access areas((~~,~~)) or historic sites.

B. Sending sites must contain one or more of the following features, as defined in the ((~~C~~))comprehensive ((~~P~~))plan, ((~~O~~))open ((~~S~~))space ((~~P~~))plan, other functional plan or a community plan:

1. Open spaces;

2. Wildlife habitat;

3. Woodlands;

4. Shoreline access;

5. Community separator;

6. Regional trail/natural linkage;

7. Historic landmark designation;

8. Agricultural land not encumbered through the county's farmlands preservation development rights purchase program; or

9. Park site that meets adopted size, distance and other standards for serving the receiving sites to which the density credits are being transferred.

C. Sending sites shall have zoning consistent with the ((~~C~~))comprehensive ((~~P~~))plan map designation.

D. A community plan may develop policies that set priorities for protection of the types of features to be preserved at sending areas.

SECTION 31. Ordinance 10870, Section 578, and K.C.C. 21A.38.050 are each hereby amended to read as follows:

Special district overlay - pedestrian-oriented commercial development.

A. The purpose of the pedestrian-oriented commercial development special district overlay is to provide for high-density, pedestrian-oriented retail/employment uses. Pedestrian-oriented commercial district shall only be established in areas designated within a community plan as an urban activity center and zoned CB, RB or O.

B. Permitted uses shall be those uses permitted in the underlying zone, excluding the following:

1. Motor vehicle, boat and mobile home dealer;

2. Gasoline service station;

3. Drive-through retail and service uses;

4. Car washes;

5. Retail and service uses with outside storage, e.g. lumber yards, miscellaneous equipment rental or machinery sales;

6. Wholesale uses;

7. Recreation/cultural uses as set forth in K.C.C. 21A.08.040, except parks, sports clubs, theaters, libraries and museums;

8. SIC Major Group 75 (Automotive repair, services and parking) except 7521 (automobile parking; but excluding tow-in parking lots);

9. SIC Major Group 76 (Miscellaneous repair services), except 7631 (Watch, clock and jewelry repair);

10. SIC Major Group 78 (Motion pictures), except 7832 (theater) and 7841 (video tape rental);

11. SIC Major Group 80 (Health services), except offices and outpatient clinics (801-804);

12. SIC Industry Group 421 (Trucking and courier service);

13. Public agency archives;

14. Self-service storage;

15. Manufacturing land uses as set forth in K.C.C. 21A.08.080, except 2759 (Commercial printing); and

16. Resource land uses as set forth in K.C.C. 21A.08.090.

C. The following development standards shall apply to uses located in pedestrian-oriented commercial overlay districts:

1. Every use shall be subject to pedestrian-oriented use limitations and street facade development standards (e.g. placement and orientation of buildings with respect to streets and sidewalks, arcades or marquees) identified and adopted through an applicable community, subarea or, neighborhood plan, or the area zoning process;

2. For properties that have frontage on pedestrian street(s) or routes as designated in an applicable plan or area zoning process, the following conditions shall apply:

a. main building entrances shall be oriented to the pedestrian street;

b. at the ground floor (at grade), buildings shall be located no more than 5 feet from the sidewalk or sidewalk improvement, but shall not encroach on the public right-of-way;

c. building facades shall comprise at least 75% of the total pedestrian street frontage for a property and if applicable, at least 75% of the total pedestrian route frontage for a property;

d. minimum side setbacks of the underlying zoning are waived;

e. building facades of ground floor retail, general business service, and professional office land uses that front onto a pedestrian street or route shall include windows and overhead protection;

f. building facades along a pedestrian street or route, that are without ornamentation or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and

g. vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists.

3. Floor/lot area ratio shall not exceed 5:1, including the residential component of mixed use developments, but not including parking structures;

4. Building setback and height requirements may be waived, except for areas within ((~~50~~))fifty feet of the perimeter of any special district overlay area abutting an R-12 or lower density residential zone;

5. The landscaping requirements of K.C.C. 21A.16 may be waived if landscaping conforms to a special district overlay landscaping plan adopted as part of the area zoning. The overlay district landscaping plan shall include features addressing street trees, and other design amenities (e.g. landscaped plazas or ((~~public~~))parks);

6. On designated pedestrian streets, sidewalk width requirements shall be increased to a range of ((~~10~~))ten to ((~~12~~))twelve feet wide including sidewalk landscaping and other

amenities. The sidewalk widths exceeding the amount required in the King County Road Standards may occur on private property adjoining the public street right-of-way; and

7. Off-street parking requirements of K.C.C. 21A.18 are modified as follows for all nonresidential uses:

a. No less than one space for every 1000 square feet of floor area shall be provided;

b. No more than ((~~75~~))seventy-five percent of parking shall be on-site surface parking. Such parking shall be placed in the interior of the lot, or at the rear of the building it serves; and

c. At least ((~~25~~))twenty-five percent of the required parking shall be enclosed in an on-site parking structure or located at an off-site common parking facility, provided that this requirement is waived when the applicant signs a no protest agreement to participate in any improvement district for the future construction of such facilities.

SECTION 32. Ordinance 11621, Section 125, and K.C.C. 21A.41.060 are each hereby amended to read as follows:

Application of development standards. An application for commercial site development permit shall be reviewed pursuant to ((~~RCW~~))chapter 43.21C RCW, SEPA as implemented by WAC 197-11; K.C.C. 9.04, Surface Water Management; K.C.C. 14.42, Road Standards; K.C.C. ((~~Chapter~~))16.82, Grading; K.C.C. Title 17, Fire Code; K.C.C. 20.44, County Environmental Procedures; K.C.C. Title 21A, Zoning; K.C.C. Title 25, Shoreline Management; administrative rules adopted pursuant to K.C.C. 2.98 to implement any such code or ordinance provision; King County board of health rules and regulations; county approved utility comprehensive plans; conformity with applicable P-suffix conditions.

Lot-based standards, such as internal circulation, landscaping signage and setback requirements, are typically applied to each individual lot within the site. However, the director may approve an application for commercial site development where such standards have been applied to the site as if it consisted of one parcel. Lot-based regulations shall not be waived altogether.

The director may modify lot-based or lot line requirements contained within the building fire and other similar uniform codes adopted by the county, provided the site is being reviewed concurrently with a binding site plan application.

INTRODUCED AND READ for the first time this 28th day of July, 1997.

PASSED by a vote of 12 to 0 this 9th day of March, 1998.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Louise Miller
Chair

ATTEST:

Clerk of the Council

APPROVED this 18 day of March, 1998

King County Executive