

# Journal of Proceedings of County Commissioners,

KING COUNTY, WASHINGTON

August 12, 1958 Cont'd

On motion of Mr. Moshier, seconded by Mr. McLean, Resolution No. 18801 was passed unanimously adopting the King County Districting (Zoning) Resolution as submitted and approved by the King County Planning Commission.

KING COUNTY  
DISTRICTING (ZONING) RESOLUTION  
NUMBER 18801  
KING COUNTY, WASHINGTON  
BOARD OF COUNTY COMMISSIONERS  
Howard Odell, Chairman  
Dean C. McLean William Moshier  
Prepared and Recommended

by  
KING COUNTY PLANNING COMMISSION  
1958

Members of Planning Commission  
H. M. Siler, Chairman  
Robert Culliton, Vice-Chairman  
Don S. Johnson, Secretary  
William R. Bannecker, Vice-Secretary

R. C. Erskine  
Perry B. Johanson  
Frederick J. Nielsen  
Gerald O'Neil

Alfred W. Peeler  
Frank Perkins  
Wayland L. Scarff

SESSION LAWS  
of the  
STATE OF WASHINGTON  
1935

Chapter 44 (H.B. 108)  
PLANNING COMMISSIONS: CITY, TOWN, COUNTY  
and  
REGIONAL PLANNING  
\*\*\*\*\*

An Act relating to city, town, county and regional planning and the creation, organization, duties and powers of planning commissions.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

SECTION 1. As used in this act the term

"Board" means the board of county commissioners of counties in the State of Washington;

"Council" means the chief legislative body of the cities and towns of the State of Washington;

"Mayor" means the chief executive of a city or town;

"Commission" means a city, town or county planning commission;

"State council" means the state planning council of the State of Washington;

"Highways" includes streets, roads, boulevards, lanes, alleys, viaducts and other traveled ways;

"City" includes any or all incorporated cities and towns of any class in the State of Washington;

"Municipality" includes any or all counties, cities and towns of the State of Washington;

"Ex officio members" means the members of a commission chosen from among city or county officials;

"Appointive members" means all the other members of the commission.

SECTION 2. If any council or board desires to avail itself of the powers conferred by this act, such council or board shall create a city or county planning commission consisting of from three to twelve members to be appointed by the mayor or chairman of the municipality and confirmed by the council or board: PROVIDED, That in cities of the first class having a commission form of government consisting of three or more members, the commissioner of public works shall appoint the said planning commission, which appointment shall be confirmed by a majority of the city commissioners. The ordinance, resolution or act creating the commission shall set forth the number of members to be appointed, not more than one-third of which number may be ex officio members by virtue of office held in such municipality. The term of office for ex officio members shall correspond to their respective tenures. The term of office for the first appointive members appointed to such commission shall be designated from one to six years in such manner as to provide that the fewest possible terms will expire in any one year. Thereafter the term of office for each appointive member shall be six years. Vacancies occurring otherwise than through the expiration of terms shall be filled for the unexpired term. Members may be removed, after public hearing, by the appointing official, with the approval of his council or board, for inefficiency, neglect of duty or malfeasance in office.

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The members shall be selected without respect to political affiliations and they shall serve without compensation.

SECTION 3. The commission shall elect its own chairman and create and fill such other offices as it may determine it requires. The commission shall hold at least one regular meeting in each month for not less than nine months in each year. It shall adopt rules for transaction of business and shall keep a written record of its meetings, resolutions, transactions, findings and determinations, which record shall be a public record.

SECTION 4. The expenditures of any commission or regional commission authorized and established under this act, exclusive of gifts, shall be within the amounts appropriated for the purpose by the council or board. Within such limits, any such commission is authorized to employ such employees and expert consultants as are deemed necessary for its work.

SECTION 5. The council or board of any municipality is hereby authorized and empowered to provide for the preparation by its commission and the adoption and enforcement of coordinated plans for the physical development of such municipality. For this purpose such council or board, in such measure as is deemed reasonably necessary or requisite in the interest of health, safety, morals and the general welfare, upon recommendation by its commission by general ordinances of the City or general resolution of the Board, may regulate and restrict the location and the use of buildings, structures and land for residence, trade, industrial and other purposes; the height, number of stories, size, construction and design of buildings and other structures; the size of yards, courts and other open spaces on the lot or tract; the density of population; the setback of buildings along highways, parks or public water frontages; and the subdivision and development of land. The local legislative body of any city where such ordinances are in effect, may, on the recommendation of its commission, when such action is deemed necessary, provide for the appointment of a board of adjustment, to make, in appropriate cases and subject to appropriate conditions and safeguards established by ordinance, special exceptions in harmony with the general purpose and intent and in accordance with general or specific rules therein contained.

SECTION 6. For any or all of such purposes any such council or board, on recommendation of its commission, may divide the municipality or any portion thereof into districts of such size, shape and area, or may establish such official map or maps, or development plans for the whole or any portion of the area of such municipality as may be deemed best suited to carry out the purposes of this act; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.

SECTION 7. All such regulations shall be worked out as parts of a comprehensive plan which each commission shall prepare for the physical and other generally advantageous development of such municipality and shall be designed, among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote a coordinated development of the unbuildt areas; to encourage the formation of neighborhood or community units; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements.

SECTION 8. The commission may recommend to its council or board the plan so prepared as a whole, or may recommend parts of the plan by successive recommendations, said parts corresponding with geographic or political sections, divisions or subdivisions of the municipality, or with functional subdivisions of the subject matter of the plan, or in the case of counties, may correspond with suburban settlement or arterial highway areas; and may prepare and recommend any amendment or extension thereof or addition thereto. Before the recommendation of the initial plan to the municipality, the commission shall hold at least one public hearing thereon, giving notice of the time and place by one publication in a newspaper of general circulation in the municipality and in the official gazette, if any, of the municipality. A copy of the ordinance or resolution adopting or embodying such plan or any part thereof or any amendment thereto, duly certified as a true copy by the clerk of such municipality shall be filed with the county auditor. A like certified copy of any map or plat referred to or adopted by the ordinance or resolution shall likewise be filed with the county auditor. The auditor shall record the ordinance or resolution and keep on file the map or plat.

SECTION 9. Any ordinance or ordinances, resolution or resolutions, adopting any such plan or regulations, or any part thereof, may be amended, supplemented, changed or modified by subsequent ordinance or resolution adopted by the council or board upon recommendation of or with the concurrence of the commission. (Amendment) Any ordinance or resolution adopting any such plan or regulations or any part thereof, may be amended, supplemented or modified by subsequent ordinance or resolution. Proposed amendments, supplementations, or modifications shall first be heard by the commission and the decision shall be made and reported by the commission within ninety days of the time that the proposed amendments, supplementations, or modifications were made. The council or board, pursuant to public hearing called by them upon application therefor by any interested party or upon their own order, may affirm, modify or disaffirm any decision of the commission. (1957 c 194 - 1; 1935 c 44 - 9; RRS - 9322-9).

SECTION 10. Any such commission is authorized and empowered to act as the research and fact finding agency of city or county. To that end it may make such surveys, analyses, researches and reports as are generally authorized or requested by its council or board, or by the state council with the approval of its council or board. Any such commission, upon such request or authority, is further empowered and authorized:

- (1) To make inquiries, investigations and surveys concerning the resources of the county;
- (2) To assemble and analyze the data thus obtained and to formulate plans for the conservation of such resources and the systematic utilization and development thereof;
- (3) To make recommendations from time to time as to the best methods of such

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- conservation, utilization and development;
- (4) To cooperate with other commissions, with the state council and with other public agencies of the municipality, state and United States in such planning, conservation and development; and
- (5) In particular to cooperate with and aid the state council within its territorial limits in the preparation of the state master plan provided for in section 3, chapter 54 of the Special Session Laws of 1933, and in advance planning of public works programs.

SECTION 11. The commissions of two or more adjoining counties, together with the boards of such counties, are hereby empowered to cooperate in the formation of a regional planning commission for the making of a regional plan for the region defined as may be agreed upon by the said commissions and boards. Any such regional commission, when requested by the commissions of its region or by the state council, is further authorized and empowered to perform any of the other duties for its region that are specified in section 10 hereof for city and county commissions. The number of members of such regional commission, their method of appointment and the proportion of the cost of such regional planning, surveys and studies to be borne respectively by the various counties in the region, shall be such as may be agreed upon by said commissions and boards.

SECTION 12. Nothing herein contained shall be deemed to limit the right of self-governing cities of the first class to extend or enlarge the membership, duties or powers of its commission, beyond those prescribed in this act.

PASSED the House March 4, 1935.

PASSED the Senate March 2, 1935.

APPROVED by the Governor March 11, 1935.

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## RESOLUTION NO. 18801

GENERAL RESOLUTION ESTABLISHING LAND USE REGULATIONS AND DISTRICTS (Zoning) WITHIN THE UNINCORPORATED TERRITORY OF KING COUNTY, STATE OF WASHINGTON, AND REGULATING THE USES OF PROPERTY PUBLICLY AND PRIVATELY OWNED THEREIN, ADOPTING MAPS DIVIDING KING COUNTY INTO USE DISTRICTS AND PROVIDING FOR AMENDMENTS AND ADDITIONS THERETO. BE IT RESOLVED by the Board of County Commissioners of King County, State of Washington, as follows:

## SECTION 1. GENERAL PURPOSE AND ADOPTION OF OFFICIAL LAND USE REGULATIONS:

For the public health, safety, morals and general welfare, and in order to assist

- (1) to secure for the citizens of King County the social and economic advantages resulting from an orderly planned use of the land resources within the county;
- (2) to regulate and restrict the location and the use of buildings, structures and land for residence, trade, industrial and other purposes; the height, number of stories, size, construction and design of buildings and other structures; the size of yards, courts and other open spaces on the lot or tract; the density of population; the setback of buildings along highways, parks or public water frontages; and the subdivision and development of land.
- (3) to provide definite official land use regulations for property publicly and privately owned within King County; and
- (4) to regulate the future growth and development of said county in accordance with the King County Comprehensive Plan, there is hereby adopted and established official land use regulations for King County pursuant to the authority of Chapter 41, Laws of Washington for 1935 appended hereto.

## SECTION 2. DEFINITIONS.

2.01 This resolution, embodying and making effective the Land Use Regulations of King County, State of Washington, shall be known as the "Districting Resolution" and for the purpose of this resolution certain words and terms are defined as follows: Words used in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory. The term "Board" when used shall mean the Board of County Commissioners of King County, Washington, and "Planning Commission" shall mean the County Planning Commission of King County, Washington.

## 2.02 "A"

**ACCESSORY BUILDINGS:** A subordinate building or portion of the main building, the use of which is incidental to that of the main building on the same lot. Where an accessory building is attached to and made a part of the main building for at least fifty (50) percent of the length of one of the abutting walls of such accessory building, or where the total length of the abutting walls of the accessory building is equal to fifty (50) percent of the longest wall of the accessory building, then the accessory building shall be considered an integral part of the main building and such accessory building shall comply in all respects with the requirements of this resolution applicable to the main building. An accessory building, except trailer cabanas, unless attached to and made a part of the main building as above provided for shall be not closer than five (5) feet to the main building.

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

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

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

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- ANIMAL PEN:** An enclosure or structure for the housing or confinement of animals.
- APARTMENT:** A room or suite of rooms which is occupied or which is intended or designed to be occupied by one family for living and sleeping purposes.
- APARTMENT HOUSE:** Any building or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied, or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their cooking in the same building, and shall include flats and apartments.
- AUTOMOBILE COURT OR CAMP:**
- (1) A group of two or more detached or semi-detached buildings containing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients.
  - (2) Land used or intended to be used for camping purposes by automobile transients.
- 2.03 "B"**
- BASEMENT:** That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the average vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to the ceiling.
- BUILDING:** Any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind and when separated by division walls without openings, each portion so separated shall be deemed a separate building unit.
- BUILDING HEIGHT:** The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.
- BUILDING LINE:** A line specifying a minimum horizontal distance from the property line and parallel thereto, beyond which no part of a structure shall extend.
- BUILDING SITE:** The aggregate horizontal cross sectional ground area of a building, or buildings and accessory buildings, together with all open spaces free of buildings and structures as required by this Resolution.
- BUNGALOW COURT:** Three or more detached one-story, one or two-family dwellings located upon a single lot under one-ownership together with all spaces as required by this Resolution.
- 2.04 "C"**
- CABANA TRAILER:** A structure, not to exceed twelve (12) feet in width nor be longer than the trailer it serves, consisting of one (1) room only and excluding any utility usage therein.
- CABIN CAMP:** A group of two or more detached or semi-detached structures containing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients. A motel.
- CARETAKER'S HOUSE:** An accessory structure for the sole use of a person or persons employed on the premises.
- CARPORT:** A structure to house or protect motor vehicles owned or operated by the occupants of the main building.
- CELLAR:** A cellar is a basement for the purposes of this code.
- CLUB:** An association of persons for some common purpose but not including groups organized primarily to render a service which is customarily carried on as a business.
- COMPREHENSIVE GUIDE:** A guide for land use development and for the design and location of public facilities.
- COURT:** An open, unoccupied space bounded on two or more sides by the walls of the building. An inner court is a court entirely within the exterior walls of a building. All other courts are outer courts.
- 2.05 "D"**
- DWELLING, ONE-FAMILY:** A building containing but one kitchen, designed and/or used to house not more than one family, including all necessary household employees of such family.
- DWELLING, TWO-FAMILY:** A building containing not more than two kitchens, designed and/or used to house not more than two families, living independently of each other, including all necessary household employees of each such family.
- DWELLING GROUP:** A combination arrangement of dwellings, whether detached or not, on one building site.
- DWELLING, MULTIPLE FAMILY:** A building designed and/or used to house three or more families living independently of each other and including all necessary household employees of each such family.
- 2.06 "E"**
- ELEEMOSYNARY OR PHILANTHROPIC INSTITUTIONAL USE:** A private non-profit organization which provides any or all of the following: Professional, Religious, Social, Physical, Recreational or Benevolent Services.
- 2.07 "F"**
- FAMILY:** A group of related persons living in one house and under one head.
- FLOOR AREA:** The area included within the surrounding walls of a structure (or portion thereof) exclusive of vent shafts and courts.
- 2.08 "G"**
- GARAGE OR BOAT HOUSE, PRIVATE:** An accessory building or an accessory portion of the main building designed and/or used only for shelter or storage of vehicles, boats, except airplanes, owned or operated by the occupants of the main building.

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- GARAGE OR BOAT HOUSE, PUBLIC:** A building or portion thereof, except a private garage, used or designed to be used for the storage of vehicles, boats, except airplanes, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale.
- GRADE:** The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five (5) feet of a sidewalk, the above ground level shall be measured at the sidewalk.
- GUEST HOUSE:** A detached structure, being an accessory to a one-family dwelling with not more than two (2) bedrooms having no kitchen facilities, and which shall be used and/or designed for use primarily by guests and/or servants for sleeping quarters.
- 2.09 "H"  
**HOME OCCUPATION:** A use conducted within a dwelling or accessory building provided that such use does not require internal or external structural alterations or involve construction features not customary in a dwelling and that the entrance to the space devoted to such occupation shall be only from within the building.
- HOSPITAL:** An institution receiving in-patients and rendering medical, surgical and/or obstetrical care.
- HOTEL:** Any building or portion thereof containing six or more guest rooms used or intended or designed to be used, let or hired out to be occupied, or which are occupied by six or more paying guests and shall include hotels, lodging and rooming houses, dormitories, turkish baths, bachelor hotels, studio hotels, public and private clubs and any such building of any nature whatsoever so occupied, designed or intended to be occupied, except jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint.
- 2.10 "I"  
 2.11 "J"  
 2.12 "K"  
**KENNEL:** A pack or collection of more than three (3) adult dogs kept or bred for hunting, sale, exhibition or domestic use.
- KITCHEN:** Any room used or intended or designed to be used for cooking and/or preparation of food.
- 2.13 "L"  
**LOT:** A parcel of land, platted or unplatted, intended as a unit for transfer of ownership or for development provided that if one or more lots are built upon as a unit of property and under one ownership they shall, for the purpose of this Resolution, be considered as a single lot.
- LOT, CORNER:** A lot located at the junction of and fronting on two or more intersecting streets.
- LOT LINES:** The boundaries of a lot as a lot is herein defined.
- LOT, TRIANGULAR:** A lot, the sides of which converge toward the front or rear so that the width of the lot measured along either said line shall be not less than thirty (30) feet.
- LOT, THROUGH:** An "interior lot" having frontage on two (2) parallel or approximately parallel streets.
- 2.14 "M"  
**MOBILE HOME PARK:** A tract of land where space is made available for trailer coach occupancy.
- MOTEL:** A group of two or more detached or semi-detached structures containing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients. A cabin camp.
- 2.15 "N"  
**NON-CONFORMING USE:** A use lawfully established and maintained that does not conform with the regulations of the use district in which it is situated by reason of the adoption of Districting (Zoning) Resolution No. 6494 (June 2, 1937).
- 2.16 "O"  
**OCCUPANCY:** The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.
- 2.17 "P"  
**PARKING SPACE:** A space within or without a building exclusive of driveways (except as otherwise provided), ramps, columns, office and work areas, for the temporary parking of one (1) motor car or truck.
- PASTURE:** The corral, grazing or roaming area of livestock.
- PLACE OF HABITATION:** A building or structure, or part thereof required to have a permanent location and be occupied by one or more families who live therein.
- 2.18 "Q"  
 2.19 "R"  
**RECREATIONAL AREAS:**  
**Commercial:** An area including facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds and other similar uses operated for a profit, either private or open to the public upon the payment of a fee.  
**Non-Commercial:** An area including facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds and other similar uses maintained and operated by a non-profit club or organization with specified limitations upon the number of members or limited to residents of a block, subdivision, neighborhood, community or other specific area of residence for the exclusive use of members and their guests.  
**Private:** An area including facilities and equipment for recreational purpose, swimming pools, tennis courts, playgrounds and other similar

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uses maintained by an individual for the sole use of his household and guests located on or adjacent to his residence not for the purpose of profit or in connection with any business operated for profit.

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

2.20 "S"

**SCREENING:** A continuous fence supplemented with landscape planting or a continuous wall, evergreen hedge or combination thereof, that would effectively screen the property which it encloses. A fence or wall shall be at least 4' high unless a greater height is stipulated in the district and is broken only for access drives and walks.

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

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

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

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

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

**STORY:** Any portion of a building included between the floor and the finished ceiling next above it or between the finished under-surface or the roof directly over a particular floor.

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

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

**STRUCTURE:** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner but not including retaining walls or fences four (4) feet or less in height and other improvements of a minor character.

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

2.21 "T"

**TRAILER COACH:** A vehicle with or without motive power designed or used for human habitation.

**TRAILER PARK:** A tract of land where space is made available for trailer coach occupancy.

2.22 "U"

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

2.23 "V"

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

2.24 "W"

2.25 "X"

2.26 "Y"

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

**YARD, FRONT:** Setback or required open space extending across the full width of the front of the lot between street line and main structure, and measured between the street line of the lot and either;

- (a) The nearest line of the main building; or
- (b) The nearest line of any enclosed or covered porch or accessory building, whichever is the lesser distance.
- (c) On corner lots the front yard shall be measured from the street line abutting the narrowest dimension of the lot.

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

**YARD, SIDE:** A yard on each side of the building between the building and the side of the lot and extending from the front yard to the rear yard.

2.27 "Z"

## SECTION 3. ESTABLISHING USE DISTRICTS AND REGULATING THE USES OF LAND THEREIN:

3.01 In order to carry out the purpose of this Resolution in the interest of public health, safety, morals and general welfare, the following use classifications are established:

### ZONE DISTRICT

Residential Single Family District  
Residential Single Family District

### ABBREVIATED DESIGNATOR

R-6  
R-7.2

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ZONE DISTRICT	ABBREVIATED DESIGNATOR
Residential Single Family District	R-8.4
Residential Single Family District	R-9.6
Residential Single Family District	R-12
Residential Single Family District	R-15
Residential Two-Family District (Duplex)	R-2A
Residential Multiple Family District	R-2
Residential Multiple Family District	R-3
Residential Trailer Park District	R-4
Suburban Single Family District	S-1
Agriculture Single Family District	A-1
Business Parking District	B-P
Business Neighborhood District	B-N
Business District	B-1
Business Amusement District	B-2
Commercial District	C-1
Manufacturing District	M-1
Industrial Park District	C-M
Commercial Office District	C-O
Parks and Playgrounds District	P
Forestry-Recreation District	F-R
Watershed District	W
Airports	LF

3.02 R-A (Residential Area). Land not classified according to the aforementioned land use classification and not adopted as such on the official district maps as set forth in Section 3.03 herein, are hereby designated as Protected Area and shall be classified Residential Area (R-A). Uses permitted in R-A shall include R-6 through R-15 and S-1 (Suburban Single-Family District) and A-1 (Agricultural Single-Family District), and shall be subject to the regulations thereof which are permissible in such areas.

3.03 The location and boundaries of the various land use districts as hereafter determined except lands classified under Section 3.02, shall be shown and delineated on district maps covering portions of the County, each of which said maps shall, upon its final adoption be a part of this resolution either by adoption as a part hereof or by amendment hereto.

3.04 Each district map showing the classification and boundaries, after its final adoption as required by law, shall become a part of this resolution and said map and all notations, and other information shown thereon shall thereafter be as much a part of this resolution as if all the matters and information set forth on said map were fully described herein.

A district map may, for convenience, be divided into parts and each such part may, for purposes of identification, be subdivided into units. Such parts may be separately and successively adopted by means of an amendment to this ordinance and, as adopted, such district map, or its parts, shall become a part of this resolution. Changes in the boundaries of a district or zone shall be made by resolution adopting an amended district map, or part of said district map, or unit of a part of said district map.

When uncertainty exists as to the boundaries of any land use districts shown on said district maps, the following rules shall apply:

- (a) Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries.
- (b) In unsubdivided property and where a district boundary divides a lot, the location of such boundaries, unless the same are indicated by dimensions, shall be determined by use of the scale appearing on such district map.
- ~~(c) Where property abuts a lake, river or body of water, the land use classification extends to the inner harbor line and in the areas where no harbor line has been defined, to a line which the Army Engineers would define as a line of navigability.~~
- (d) In case any uncertainty exists, the Planning Commission shall recommend and the Board shall determine the location of boundaries.
- (e) Where a public street or alley is officially vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.

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

**EXCEPT AS HEREINAFTER PROVIDED:**

- (a) No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used for any purpose or in any manner other than a use listed in this Resolution or amendments thereto as permitted in the land use district in which such land, building, structure or premises is located.
- (b) No building or structure shall be erected nor shall any existing building or structure be moved, reconstructed or structurally altered to exceed in height the limit established by this Resolution or amendments thereto for the land use district in which such building or structure is located.

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- (c) No building or structure shall be erected, nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this Resolution or amendments thereto for the land use district in which such building or structure is located.
- (d) No yard or other open spaces provided about any building or structure for the purpose of complying with the regulations of this Resolution or amendments thereto shall be considered as providing a yard or open space for any other building or structure.
- (e) A detached garage may be erected within the rear yard setback.

SECTION 4. R-6 RESIDENTIAL SINGLE FAMILY DISTRICT.

4.01 USES PERMITTED:

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

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

- 1. Public schools and private schools for academic instructions:
  - (a) Must be located twenty-five (25) feet or more from any other lot in an "R" zone with a minimum building line setback of forty-five (45) feet from any public right-of-way.
  - (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each elementary classroom and for high schools at a ratio of one (1) parking space per classroom plus one (1) parking space per ten (10) students.
  - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
  - (d) A minimum area of one-fourth (1/4) of an acre must be provided as an area abutting or adjacent and in one (1) usable unit devoted exclusively to playfield purposes.
- 2. Day nurseries and pre-school uses:
  - (a) Must be located twenty (20) feet or more from any other lot in an "R" zone.
  - (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each classroom with a minimum of two (2) parking spaces.
  - (c) One (1) unlighted sign and no larger in area than two (2) square feet identifying the premises on which located or the occupant of the premises and subject to the setback limitations applicable to other structures on the lot.
  - (d) Not more than thirty-five (35) percent coverage of the site area with structures.
  - (e) Must meet conditions prescribed by state law.
- 3. Churches:
  - (a) Must be located twenty (20) feet or more from any other lot in an "R" zone.
  - (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) seats in the chapel or nave.
  - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
- 4. Community Clubs:
  - (a) Must be located twenty (20) feet or more from any other lot in an "R" zone.
  - (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) square feet of gross floor area.
  - (c) Not more than thirty-five (35) percent coverage of the site with structures.
- 5. Cemeteries, including mausoleums and crematoriums:
  - (a) Must be located where such use will not obstruct normal growth of adjacent neighborhoods.
  - (b) Must meet drainage and health standards of King County.
  - (c) Must comply with the King County Building Code.
  - (d) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) seats in the chapel or nave.
  - (e) Must be shielded from abutting properties and highways by a sight obscuring protective strip of trees or shrubs.
- 6. Public utility and governmental buildings or structures including art galleries, libraries and museums:
  - (a) Must be located twenty (20) feet or more from any other lot in an "R" zone.
  - (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each two-hundred (200) square feet of gross floor area.
  - (c) Not more than thirty-five (35) percent coverage of the site area with structures.



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- 7. Structures for use of licensed practitioners (Physicians, dentists, etc., out-patients only).
  - (a) Must be located twenty (20) feet or more from any other lot in an "R" zone.
  - (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each two-hundred (200) square feet of gross floor area.
  - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
  - (d) Structure to be consistent with the character of the surrounding area.
  - (e) Only one (1) sign no larger in area than seventy-two (72) sq. inches bearing only the name and occupation and located within the setback limitations applicable to other structures on the lot.
- 8. Rest Homes:
  - (a) Must meet conditions prescribed by state law.
  - (b) One (1) unlighted sign no larger in area than two (2) square feet identifying the premises on which located, or the occupant of the premises and subject to the setback limitations applicable to other structures on the same lot.
  - (c) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds with a minimum number of four (4) spaces.
  - (d) Not more than thirty-five (35) percent coverage of the site area with structures.
  - (e) Must meet drainage and health standards of King County.
- 9. Home Occupations:
  - (a) No electric unit of more than one (1) horsepower shall be used.
  - (b) No merchandise, equipment or other articles shall be displayed or advertised.
  - (c) No more than two (2) persons may be employed as assistants.
  - (d) Only one (1) unlighted sign no larger in area than two (2) square feet and located within the setback limitations applicable to other structures on the lot.
  - (e) No illuminated neon or other electrical advertising device shall be used.
- 10. Temporary real estate tract office to be removed upon expiration of permit unless used in compliance with the use district wherein located.
- 11. Recreational Area - Non-Commercial:
  - (a) Must be located near the members or community it serves. A central location with good access to the arterial system is desirable.
  - (b) Must meet requirements as set forth by the local health authorities.
  - (c) Off-Street Parking must be provided at the ratio of one space for each five members.
  - (d) Adequate screening must be provided where the area abuts any other lot in an R zone.
  - (e) Flood lighting should be shielded to reduce glare which would be annoying to neighbors or passing traffic.
  - (f) Must be located on an adequate tract of usable land with buildings and active play area located 25 feet or more from any other lot in an R zone.
  - (g) Other requirements may be imposed at the discretion of the Board.
- 12. Commercial nursery or greenhouses, kennels, farms for small animals, poultry farms, riding academies, private stables, pastures and similar uses provided:
  - (a) The use existed as a legal use prior to its present classification or wishes to locate in an area which is characterized by similar uses.
  - (b) No retail sales or expansion of existing retail sales area shall be permitted on the premises.
  - (c) Building site areas, yard requirements and requirements as to accessory buildings and runs shall be the same as required in Section 13, SUBURBAN RESIDENTIAL DISTRICT.
  - (d) Other requirements may be imposed at the discretion of the Board.

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

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

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

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

One (1) side yard setback requirement shall be increased to twenty (20)

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feet for any residential structure that does not make provision for a garage or carport.

SECTION 5. R-7.2 RESIDENTIAL SINGLE FAMILY DISTRICT.

5.01 USES PERMITTED:

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

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

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

5.03 BUILDING HEIGHT LIMIT:

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

5.04 BUILDING SITE AREA REQUIREMENTS:

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

5.05 YARD REQUIREMENTS:

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

- Front yard depth: Twenty (20) feet or more
Side yard abutting a street: Ten (10) feet or more
Side yard abutting interior lot line: Five (5) feet or more
Rear yard depth: Twenty-Five (25) feet or more

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

SECTION 6. R-8.4 RESIDENTIAL SINGLE FAMILY DISTRICT.

6.01 USES PERMITTED:

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

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

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

6.03 BUILDING HEIGHT LIMIT:

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

6.04 BUILDING SITE AREA REQUIREMENTS:

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

6.05 YARD REQUIREMENTS:

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

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

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

SECTION 7. R-9.6 RESIDENTIAL SINGLE FAMILY DISTRICT.

7.01 USES PERMITTED:

- 1. Any R-6 (4.01), R-7.2 (5.01) or R-8.4 (6.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.
2. One accessory building for the housing of domestic animals and fowl, having a floor area not to exceed thirty-six (36) square feet for each building site and located not less than sixty-five (65) feet from any place of habitation other than the owners and provided further that the roaming area shall be fenced and located not less than thirty-five (35) feet from any adjacent place of human habitation.

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

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

7.03 BUILDING HEIGHT LIMIT:

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

7.04 BUILDING SITE AREA REQUIREMENTS:

The lot area shall be not less than ninety-six hundred (9,600) square feet; lot width shall be not less than seventy-five (75) feet, fronting

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- on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be ninety-six hundred (9,600) square feet.
- 7.05 YARD REQUIREMENTS:  
Each lot shall have front, side and rear yards not less than the depth or widths following:  
Front yard depth: Twenty (20) feet or more  
Side yard abutting a street: Ten (10) feet or more  
Side yard abutting interior lot line: Five (5) feet or more  
Rear yard depth: Twenty-five (25) feet or more
- One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.
- SECTION 8. R-12 RESIDENTIAL SINGLE FAMILY DISTRICT.
- 8.01 USES PERMITTED:  
Any R-6 (4.01), R-7.2 (5.01), R-8.4 (6.01), R-9.6 (7.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.
- 8.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:  
Any R-6 (4.02), R-7.2 (5.02), R-8.4 (6.02), R-9.6 (7.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.
- 8.03 BUILDING HEIGHT LIMIT:  
Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.
- 8.04 BUILDING SITE AREA REQUIREMENTS:  
The lot area shall be not less than twelve thousand (12,000) square feet; lot width shall be not less than seventy-five (75) feet; fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be twelve thousand (12,000) square feet.
- 8.05 YARD REQUIREMENTS:  
Each lot shall have front, side and rear yards not less than the depth or widths following:  
Front yard depth: Twenty (20) feet or more  
Side yard abutting a street: Ten (10) feet or more  
Side yard abutting interior lot line: Five (5) feet or more  
Rear yard depth: Twenty-five (25) feet or more
- One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.
- SECTION 9. R-15 RESIDENTIAL SINGLE FAMILY DISTRICT:
- 9.01 USES PERMITTED:  
1. Any R-6 (4.01), R-7.2 (5.01), R-8.4 (6.01), R-9.6 (7.01) or R-12 (8.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.  
2. Guest house (one).
- 9.02 USE PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:  
Any R-6 (4.02), R-7.2 (5.02), R-8.4 (6.02), R-9.6 (7.02) or R-12 (8.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.
- 9.03 BUILDING HEIGHT LIMIT:  
Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.
- 9.04 BUILDING SITE AREA REQUIREMENTS:  
The lot area shall be not less than fifteen thousand (15,000) square feet; lot width shall be not less than ninety (90) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be fifteen thousand (15,000) square feet.
- 9.05 YARD REQUIREMENTS:  
Each lot shall have front, side and rear yards not less than the depth or widths following:  
Front yard depth: Twenty (20) feet or more  
Side yard abutting a street: Ten (10) feet or more  
Side yard abutting interior lot line: Five (5) feet or more  
Rear yard depth: Twenty-five (25) feet or more
- One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.
- SECTION 10. R-2A RESIDENTIAL TWO-FAMILY DISTRICT
- 10.01 USES PERMITTED:  
1. Any use permitted in R-7.2 through R-15 Residential Single Family District.  
2. Two Family dwellings (Duplexes).  
3. Swimming pools, tennis courts, athletic or recreational clubhouses or other similar uses when incidental to the principal use of the property and used solely by the owner, tenants and their guests.

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- 10.02. USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:
1. Any use permitted in an R-7.2 (5.02) District
- 10.03. BUILDING HEIGHT LIMIT:  
Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.
- 10.04. BUILDING SITE AREA REQUIREMENTS:  
The lot area shall be not less than seventy-two hundred (7,200) square feet; lot width shall be not less than sixty (60) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each duplex shall be seventy-two hundred (7,200) square feet.
- 10.05. YARD REQUIREMENTS:  
Each lot shall have front, side and rear yards not less than the depth or widths following:
- |                                       |                                |
|---------------------------------------|--------------------------------|
| Front yard depth:                     | Twenty (20) feet or more       |
| Side Yard abutting a street:          | Ten (10) feet or more          |
| Side yard abutting interior lot line: | Five (5) feet or more          |
| Rear yard depth:                      | Twenty-five (25) feet or more. |
- One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport.
- SECTION 11. R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT.
- 11.01. USES PERMITTED:
1. Any use permitted in R-6 through R-15 and R-2A Districts.
  2. Clubs and fraternal societies whose chief activity is not a service customarily carried on as a business:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) square feet of gross floor area.
    - (b) Not more than thirty-five (35) percent coverage of the site area with structures.
    - (c) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located, or the occupant of the premises on which located, and subject to the setback limitations applicable to other structures on the lot.
  3. Flats and apartments:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each family unit contained therein.
    - (b) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.
  4. Fraternity and sorority houses, boarding houses and the renting of rooms for lodging purposes only:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each three (3) occupants.
    - (b) One (1) unlighted sign no larger in area than two (2) square feet identifying the premises on which located, or the occupant of the premises, and subject to the setback limitations applicable to other structures on the lot.
  5. Hotels with stores therein:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each three (3) rooms plus the required parking space for the business contained therein.
    - (b) Business uses must be conducted and entered entirely from within the building.
    - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
    - (d) One (1) sign identifying the hotel usage of the premises on which located shall be permitted upon issuance of a building permit.
  6. Hospitals, sanitariums, institutions for philanthropic and eleemosynary uses other than correction:
    - (a) Must be located twenty (20) feet or more from any other lot in an "R" zone.
    - (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds.
    - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
    - (d) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located, or the occupant of the premises on which located, and subject to the setback limitations applicable to other structures on the lot.
- 11.02. USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:
1. Institutions devoted in whole or in part to the treatment of persons suffering from mental illness or habitual alcoholism:
    - (a) Establish and maintain security measures to safeguard the general public from possible injury or being molested.
    - (b) Structures must be located one-hundred (100) feet or more from any other lot in an R, S, or A zone.
    - (c) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds.

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- (d) Not more than thirty-five (35) percent coverage of the site with structures.
- (e) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located, or the occupant of the premises on which located, and subject to the setback limitations applicable to other structures on the lot.

11.03 BUILDING HEIGHT LIMIT:

Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet unless otherwise approved by the Planning Commission.

11.04 BUILDING SITE AREA REQUIREMENTS:

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

11.05 YARD REQUIREMENTS:

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

- |  |                               |
|--|-------------------------------|
| Front yard depth:                      | Twenty (20) feet or more      |
| Side yard abutting a street:           | Ten (10) feet or more         |
| Side yard abutting interior lot lines: | Five (5) feet or more         |
| Rear yard depth:                       | Twenty-five (25) feet or more |

SECTION 12. R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT.12.01 USES PERMITTED:

1. Any use permitted in R-6 through R-15, R-2A and R-2 Districts.
2. Motels and motor courts.
  - (a) Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each sleeping unit.
  - (b) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.
  - (c) Coffee Shops when operated entirely from within the building as an incidental use to the principal use of the property and used solely by the owner, tenants and their guests. No sign advertising such coffee shop will be allowed.

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

1. Mobile home parks or trailer parks.
  - (a) The property so used shall be readily accessible to major streets or arterials.
  - (b) Plot plan and area must be approved by Planning Commission.
  - (c) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each trailer tow car.
  - (d) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.
  - (e) Screening shall be established and maintained on the external boundaries where the property abuts or faces single-family residential (R) zoned property except that it may not be located in any required yard setback which abuts a right-of-way. A bond in a reasonable amount may be required by the Board of County Commissioners to insure the establishment of such screening.
  - (f) Trailer cabanas and usage of the property shall be in compliance with all pertinent State and County Health regulations in effect.

BUILDING HEIGHT LIMIT:

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

BUILDING SITE AREA REQUIREMENTS:

The minimum area of any lot shall be six-thousand (6,000) square feet with a minimum width fronting on a public right-of-way or at the building line of sixty (60) feet, and a minimum lot depth of eighty (80) feet; that any use must meet the requirements of the zone in which previously allowed and motels and trailer parks shall have an additional one-thousand (1,000) square feet of site area for each family or housekeeping unit in excess of one (1).

YARD REQUIREMENTS:

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

- |                                       |                               |
|---------------------------------------|-------------------------------|
| Front yard depth:                     | Twenty (20) feet or more      |
| Side yard abutting a street:          | Ten (10) feet or more         |
| Side yard abutting interior lot line: | Five (5) feet or more         |
| Rear yard depth:                      | Twenty-five (25) feet or more |

Motor courts, when built with all their outside entrances from the front of the building only and opening into a court, may reduce the rear yard depth to not less than ten (10) feet. Motor courts over one (1) story high shall increase their side yard setback to ten (10) feet and their rear yard setback to twenty (20) feet. The rear yard setback for trailer park usage may be reduced to ten (10) feet when property screened as heretofore provided.

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

### A-12.01 USES PERMITTED:

1. Trailer parks with accessory buildings and individual ownership of lots when:
  - (a) A tract of land comprising a minimum area of five (5) acres thereof is approved by the Board upon recommendation of the Planning Commission.
  - (b) The entire area has one centralized sewage disposal system approved by the Seattle-King County Health Department.
  - (c) The public and private road system is attested to by the County Engineer as meeting the following standards:
    1. The public road system is approved by the County Engineer.
    2. Private roads shall be constructed on reasonable grade and surfaced to a minimum width of twenty (20) feet with four (4) inches of crushed gravel.
  - (d) Parks, Playground or other recreational areas shall be set aside within the plat for the exclusive use of persons owning lots in the tract and be indicated thereon in such ratio that there will be a total area of six-thousand (6,000) square feet per trailer lot.
  - (e) A corporation shall be formed to provide for the continued maintenance and operation of the centralized sewage disposal system, the private road system, recreational areas and any other private facilities not maintained or operated by a public body.

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

### A-12.02 BUILDING HEIGHT LIMIT:

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

### A-12.03 BUILDING SITE AREA REQUIREMENTS:

The minimum area of any lot shall be three thousand (3,000) square feet with a minimum width of fifty (50) feet at the building line and a minimum lot depth of sixty (60) feet. The minimum lot area for each single-family trailer unit shall be three thousand (3,000) square feet.

### A-12.04 YARD REQUIREMENTS:

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

Any yard depth from public right-of-way	Twenty (20) feet or more.
Front yard depth on private right-of-way	Eight (8) feet or more.
Side yard abutting interior lot line	Five (5) feet or more.
Rear yard depth	Eight (8) feet or more.

## SECTION 13. S-1 SUBURBAN RESIDENTIAL DISTRICT

### 13.01

#### USES PERMITTED:

1. Any R-6 through R-15 Residential Single Family District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall be not less than the building site area requirements of this section.
2. Part-time agriculture, horticulture, truck gardening and such other marginal uses as are ordinarily appurtenant thereto.
3. Kennels, small animal farms, animal hospitals or clinics, poultry and squab farms and similar type of uses provided accessory buildings and animal runs are not maintained closer than one-hundred (100) feet to any dwelling other than dwellings on the lot or tract.
4. Commercial horticultural nurseries.
5. Riding academies, private stables and pastures:
  - (a) The drainage, water and sanitary plans be approved by the Health Department and maintained in accordance with such approval.
  - (b) Any stable or structure in which livestock is fed or housed shall be erected not closer than one-hundred (100) feet to any dwelling other than dwellings on the lot or tract.
  - (c) Pasture, including corral, grazing and roaming areas, to be fenced and located not closer than five (5) feet to the property line of the lot or tract unless a six (6) foot high, woven wire fence, encloses said area and provided further that any such fence is not closer than thirty-five (35) feet to any dwelling erected on abutting property.
  - (d) The number of animals, excluding sucklings, on such lot or tract shall not exceed one (1) for every two-thousand (2,000) square feet contained in the fenced pasture, corral, grazing or roaming area of such lot or tract.
6. One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.

### 13.02

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

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

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- (a) Must be located where such use will not obstruct the normal growth of adjacent neighborhood.
- (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) feet of gross floor area of appurtenant structures.
- (c) An appropriate buffer or planting strip as required and shown on submitted site plan.
- (d) One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located or the occupant of the premises shall be permitted upon issuance of a building permit.
2. Mink and fox farms and the raising of swine and goats for personal use:
- (a) All structures used for housing of animals, feeding pens, grazing areas and animals runs appropriately fenced, must be located one-hundred (100) feet or more from any dwelling except such as may be located on the lot or tract.
- (b) The drainage, water and sanitary plans be approved by the Health Department and maintained in accordance with such approval.
- (c) The number of swine and goats, excluding sucklings, not to exceed three (3).
- (d) One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located or the occupant of the premises shall be permitted upon issuance of a building permit.
3. Automotive Driving Schools:
- (a) Appurtenant structures shall be used only as approved and stated and must maintain a minimum setback of fifty (50) feet from any public right-of-way.
- (b) Appurtenant structures shall be consistent with the character of the surrounding area and shall be oriented (primarily) to the interior of the property.
- (c) Off-Street Parking shall be established and maintained as per plot plan at one (1) parking space and access per seventy-five (75) square feet of gross floor area of appurtenant structures.
- (d) The driving school area shall contain trees, shrubs and planting of a nature to insure compatibility with surrounding use and shall include fencing or other such safety measures as are deemed necessary to protect the driving course from incursion by other than students of the school.
- (e) Not more than thirty-five (35) percent of any site area shall be occupied by structures.
- (f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.
- (g) A plot and building plan showing compliance with the provisions herein stated shall be filed with the Planning Commission and the Building permit application shall comply with this approved plot plan.
4. Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.
- 13.03 **BUILDING HEIGHT LIMIT:**  
Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.
- 13.04 **BUILDING SITE AREA REQUIREMENTS:**  
The lot area shall be not less than thirty-five thousand (35,000) sq. feet; lot width shall be not less than one-hundred thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.
- 13.05 **YARD REQUIREMENTS:**  
Each lot shall have front, side and rear yards not less than the depth or widths following:
- |  |                                |
|--|--------------------------------|
| Front yard depth:                      | Twenty (20) feet or more       |
| Side yard abutting a street:           | Ten (10) feet or more          |
| Side yard abutting interior lot lines: | Five (5) feet or more          |
| Rear yard depth:                       | Twenty-five (25) feet or more. |
- SECTION 14. **A-1 AGRICULTURAL DISTRICT REGULATIONS**  
14.01 **USES PERMITTED:**
- Any residential or suburban single-family district use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall be not less than the building site area requirements of this section.
  - Agriculture, truck gardening, horticulture, canneries and general farming conducted in conformity with state laws, county ordinances and the regulations of the state and county health departments.
  - Dairying, stock, poultry and animal raising (including swine and goats), rabbitries, provided that no feeding pens, milking sheds and other buildings or structures designed or used for confinement of animals be located closer than five-hundred (500) feet to any dwelling except such as may be located upon the lot or tract.
  - One (1) unlighted sign of a size commensurate with its intended use identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.