



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**July 28, 2005**

**Ordinance 15245**

**Proposed No.** 2005-0099.3

**Sponsors** Constantine, Pelz, Patterson,  
Edmonds and Phillips

1 AN ORDINANCE relating to land uses; amending  
2 Ordinance 10870, Section 330, as amended, and K.C.C.  
3 21A.08.030, Ordinance 10870, Section 331, as amended,  
4 and K.C.C. 21A.08.040, Ordinance 10870, Section 332, as  
5 amended, and K.C.C. 21A.08.050, Ordinance 10870,  
6 Section 333, as amended, and K.C.C. 21A.08.060,  
7 Ordinance 10870, Section 340, as amended, and K.C.C.  
8 21A.12.030, Ordinance 10870, Section 351, as amended,  
9 and K.C.C. 21A.12.140, Ordinance 15032, Section 18, and  
10 K.C.C. 21A.14.025; Ordinance 10870, Section 562, and  
11 K.C.C. 21A.34.030 and Ordinance 14190, Section 7, as  
12 amended, and K.C.C. 21A.37.050, adding a new section to  
13 K.C.C. chapter 21A.06 and repealing Ordinance 12823,  
14 Section 17, and K.C.C. 21A.38.220 and Ordinance 12823,  
15 Section 18, as amended, and K.C.C. 21A.38.230.

16

17

18 STATEMENT OF FACTS:

19 1. A. The following GMA provisions of RCW 36.70A.011 and  
20 36.70A.020 demonstrate how recreation is considered an integral part of  
21 Rural Areas and is a key planning goal that is to be provided.

22 **"RCW 36.70A.011 - Findings -- Rural lands.**

23 . . . Finally, the legislature finds that in defining its rural element under  
24 RCW [36.70A.070](#)(5), a county should foster land use patterns and develop  
25 a local vision of rural character that will: Help preserve rural-based  
26 economies and traditional rural lifestyles; encourage the economic  
27 prosperity of rural residents; foster opportunities for small-scale, rural-  
28 based employment and self-employment; permit the operation of rural-  
29 based agricultural, commercial, **recreational**, and tourist businesses that  
30 are consistent with existing and planned land use patterns; be compatible  
31 with the use of the land by wildlife and for fish and wildlife habitat; foster  
32 the private stewardship of the land and preservation of open space; and  
33 enhance the rural sense of community and quality of life"

34 **"RCW 36.70A.020 - Planning goals.**

35 The following goals are adopted to guide the development and adoption of  
36 comprehensive plans and development regulations of those counties and  
37 cities that are required or choose to plan under RCW [36.70A.040](#). The  
38 following goals are not listed in order of priority and shall be used  
39 exclusively for the purpose of guiding the development of comprehensive  
40 plans and development regulations:

41 . . . (9) Open space and recreation. Retain open space, enhance  
42 recreational opportunities, conserve fish and wildlife habitat, increase  
43 access to natural resource lands and water, and develop parks and  
44 recreation facilities . . . ."

45 B. The King County Comprehensive Plan (KCCP) policies R-105, R-221  
46 and R-526 (below) recognize that recreation is an appropriate use within  
47 the Rural Area and the Forest Production District.

48 **R-105** Uses related to and appropriate for the Rural Area include  
49 those relating to farming, forestry, mineral extraction, and  
50 fisheries such as the raising of livestock, growing of crops,  
51 sale of agricultural products produced on-site; small-scale  
52 cottage industries; and recreational uses that rely on a rural  
53 location are also appropriate.

54 **R-221** Nonresidential uses in the Rural Area shall be limited to those  
55 that:  
56 a. Provide convenient local services for nearby residents; or  
57 b. Require location in a Rural Area; or  
58 c. Support natural resource-based industries; or  
59 d. Provide adaptive reuse of significant historic resources;  
60 or  
61 e. Provide recreational opportunities that are compatible  
62 with the surrounding Rural Area.

63                               These uses shall be sited, sized and landscaped to  
64                               complement rural character as defined in policy R-101,  
65                               prevent impacts to the environment and function with rural  
66                               services including on-site wastewater disposal.

67               **R-526**       Public and private forest owners are encouraged to provide  
68                               for recreational, educational and cultural uses when  
69                               compatible with forest protection.

70               C. The King County Code currently contains standards for recreational  
71                               activities in connection with public parks.

72               D. There are currently no standards in the code for other types of  
73                               recreational activities, such as children’s camps and hunting and fishing  
74                               camps, which are not typically provided by public parks.

75               E. The lack of code standards has had the deleterious effect of turning  
76                               popular, long-established recreational camps, such as Camp River Ranch  
77                               and Camp Don Bosco near Carnation and Camp Sealth on Vashon Island,  
78                               into legal non-conforming uses, which under certain circumstances, are in  
79                               danger of having to be discontinued.

80               F. The lack of code standards also has the potential to cause confusion on  
81                               which land use review process is applicable in establishing a new  
82                               recreational camp or to entirely prevent such uses from even being  
83                               considered for establishment.

84 G. The creation of standards for recreational uses outside the purview of  
85 public parks is necessary for the implementation of GMA goal related to  
86 recreation and would not require policy changes within the KCCP."

87 2. Ordinance 15032, Section 12, amended K.C.C. 21A.08.050. The  
88 amendment included a deletion of condition 21 relating to interim  
89 recycling facilities that was in the code as it then existed. This deletion  
90 resulted in a renumbering the remaining conditions in K.C.C.  
91 21A.08.050.B and a need to make corresponding corrections of the  
92 numbers in the table as they applied to different land uses. Ordinance  
93 15032, Section 12, corrected some, but not all, of the numbers in the table.  
94 The effect of this clerical error was to apply conditions to land uses that  
95 were not intended to apply to those land uses. Section 4 of this ordinance  
96 corrects these errors. Section 13 of this ordinance applies this correction  
97 retroactively to the date Ordinance 15032, Section 12, became effective.

98 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

101 **Camps, recreational and retreat.** Camps, recreational and retreat:  
102 Establishments primarily engaged in operating recreational and retreat camps that offer a  
103 variety of active recreational activities such as trail riding, hiking, hunting, water-related  
104 activities such as swimming, kayaking, canoeing, rafting and fishing, and other similar  
105 outdoor activities, as well as, more passive activities based on the enjoyment of the  
106 natural setting. Recreational and retreat camps may provide overnight accommodation

**Ordinance 15245**

107 facilities, such as cabins and designated campsites, and other amenities for site users,  
 108 such as meeting and assembly spaces, food services, recreational facilities and equipment  
 109 and medical/health stations.

110 SECTION 2. Ordinance 10870, Section 330, as amended, and K.C.C.  
 111 21A.08.030 are each hereby amended to read as follows:

**A. Residential land uses.**

Residential land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use	Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L			E		N	O	S	I	S	A	S		R
		T							T	R	S	T	S	L	S		I
		U							I	H		Y					A
		R							A	O							L
		E							L	O							
										D							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I				
	<b>DWELLING UNITS, TYPES:</b>																
*	Single Detached	P C13	P2		P C13	PC13	P C13	P C13	P17								
*	Townhouse				C4	C4	P C12	P	P3	P3	P3	P3					
*	Apartment				C4	C4	P5 C4	P	P3	P3	P3	P3					
*	Mobile Home Park				S14		C8	P									
*	Cottage Housing						C16										
	<b>GROUP RESIDENCES:</b>																
*	Community Residential				C	C	P15	P	P3	P3	P3	P3					

**Ordinance 15245**

	Facility-I						C					
*	Community Residential Facility-II						P	P3	P3	P3	P3	
*	Dormitory			C6	C6	C6	P					
*	Senior Citizen Assisted Housing				P4	P4	P	P3	P3	P3	P3	
	<b>ACCESSORY USES:</b>											
*	Residential Accessory Uses	P7	P7	P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	P	P	P	P	P	P	P	P	P	P	
*	Home Industry	C		C	C	C						
	<b>TEMPORARY LODGING:</b>											
7011	Hotel/Motel (1)								P	P	P	
*	Bed and Breakfast Guesthouse	P9 C10		P10	P10	P10	P10	P10	P11	P11		
7041	Organization Hotel/Lodging Houses									P		
<b>GENERAL CROSS</b>		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;										
<b>REFERENCES:</b>		Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*Definition of this specific land use, see K.C.C. chapter 21A.06.										

114

**B. Development conditions.**

115

1. Except bed and breakfast guesthouses.

116

2. In the forest production district, the following conditions apply:

117

a. Site disturbance associated with development of any new residence shall be

118

limited to three acres. Site disturbance shall mean all land alterations including, but not

119

limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

120

disposal systems and driveways. Additional site disturbance for raising livestock, up to

121

the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm

122

management (conservation) plan is prepared in accordance with K.C.C. chapter 21A.30.

123 Animal densities shall be based on the area devoted to animal care and not the total area  
124 of the lot;

125 b. A forest management plan shall be required for any new residence in the  
126 forest production district, which shall be reviewed and approved by the King County  
127 department of natural resources and parks prior to building permit issuance; and

128 c. A fire protection plan for the subject property is required and shall be  
129 reviewed and approved by the Washington state department of natural resources with the  
130 concurrence of the fire marshal for each residential use. This plan shall be developed in  
131 such a manner as to protect the adjoining forestry uses from a fire that might originate  
132 from the residential use. This plan shall provide for setbacks from existing forestry uses  
133 and maintenance of approved fire trails or other effective fire line buffers on perimeters  
134 with forest land.

135 3. Only as part of a mixed use development subject to the conditions of K.C.C.  
136 chapter 21A.14, except that in the NB zone on properties with a land use designation of  
137 commercial outside of center (CO) in the urban areas, stand-alone townhouse  
138 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and  
139 21A.14.180.

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

142 b. In the R-1 zone, apartment units are permitted, provided that:

143 (1) The proposal shall be subject to a conditional use permit when exceeding  
144 base density,



145           (2) At least fifty percent of the site is constrained by unbuildable sensitive  
146 areas. For purposes of this section, unbuildable sensitive areas shall include wetlands,  
147 streams and slopes forty percent or steeper and associated buffers; and

148           (3) The density does not exceed a density of eighteen units per acre of net  
149 buildable area as defined in K.C.C. 21A.06.797; or

150           c. In the R-4 through R-8 zones, apartment units are permitted, provided that  
151 the proposal shall be subject to a conditional use permit when exceeding base density,  
152 and provided that the density does not exceed a density of eighteen units per acre of net  
153 buildable area as defined in K.C.C. 21A.06.797.

154           5. Apartment units are permitted outright as follows:

155           a. In the R-1 zone when at least fifty percent of the site is constrained by  
156 unbuildable sensitive areas which for purposes of this section, includes wetlands, streams  
157 and slopes forty percent or steeper and associated buffers, and provided that the density  
158 does not exceed a density of eighteen units per acre of net buildable area as defined in  
159 K.C.C. 21A.06.797; or

160           b. In the R-4 through R-8 zones, provided that the density does not exceed  
161 eighteen units per acre of net buildable area as defined in K.C.C. 21A.06.797.

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

163           7.a. Accessory dwelling units:

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

165           (2) Only in the same building as the primary dwelling unit on an urban lot  
166 that is less than ten thousand square feet in area, on a rural lot that is less than the  
167 minimum lot size, or on a lot containing more than one primary dwelling;

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

170 (4)(a) One of the dwelling units shall not exceed a floor area of one thousand  
171 square feet except when one of the dwelling units is wholly contained within a basement  
172 or attic, and

173 (b) When the primary and accessory dwelling units are located in the same  
174 building, only one entrance may be located on each street side of the building;

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

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

178 (7) An applicant seeking to build an accessory dwelling unit shall file a notice  
179 approved by the department of executive services, records, elections and licensing  
180 services division, which identifies the dwelling unit as accessory. The notice shall run  
181 with the land. The applicant shall submit proof that the notice was filed before the  
182 department shall approve any permit for the construction of the accessory dwelling unit.  
183 The required contents and form of the notice shall be set forth in administrative rules. If  
184 an accessory dwelling unit in a detached building in the rural zone is subsequently  
185 converted to a primary unit on a separate lot, neither the original lot or the new lot may  
186 have an additional detached accessory dwelling unit constructed unless the lot is at least  
187 twice the minimum lot area required in the zone.

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

190           (9) In the A zone, one accessory dwelling unit is allowed on any lot under  
191 twenty acres in size, and two accessory dwelling units are allowed on lots that are twenty  
192 acres or more, provided that the accessory dwelling units are occupied only by farm  
193 workers and the units are constructed in conformance with the State Building Code.

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

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

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

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

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

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

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

206                 b. There shall be no more than five guests per night.

207           10. Only as an accessory to the permanent residence of the operator, and:

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

209                 b. The number of persons accommodated per night shall not exceed five,

210 except that a structure that satisfies the standards of the Uniform Building Code as

211 adopted by King County for R-1 occupancies may accommodate up to ten persons per

212 night.

213 11. Only if part of a mixed use development, and subject to the conditions of  
214 K.C.C. 21A.08.030B.10.

215 12. Townhouses are permitted, but shall be subject to a conditional use permit if  
216 exceeding base density.

217 13. Required before approving more than one dwelling on individual lots,  
218 except on lots in subdivisions, short subdivisions or binding site plans approved for  
219 multiple unit lots, and except as provided for accessory dwelling units in K.C.C.  
220 21A.08.030B.7.

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

222 15. Limited to domestic violence shelter facilities.

223 16. Only in the R4-R8 zones limited to:

224 a. developments no larger than one acre;

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

227 c. All units must be cottage housing units with no less than three units and no  
228 more than sixteen units, provided that if the site contains an existing home that is not  
229 being demolished, the existing house is not required to comply with the height limitation  
230 in subsection B.25. of this section or the floor area and footprint limits in K.C.C.  
231 21A.14.025.B.

232 17. The development for a detached single-family residence shall be consistent  
233 with the following:

234 a. The lot must have legally existed prior to March 1, 2005;

235                    b. The lot has a comprehensive plan land use designation of Rural  
 236 Neighborhood or Rural Residential; and

237                    c. The standards of this title for the RA-5 zone shall apply.

238                    SECTION 3. Ordinance 10870, Section 331, as amended, and K.C.C.

239                    21A.08.040 are each hereby amended to read as follows:

240                    **Recreational/cultural land uses.**

241                    A. Recreational/cultural land uses.

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use	Z O N E	A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use		R	R	N	R	B S	B	S	I S	M S	G S	F	D
		I	E	E	A	A E	A	I	G I	M I	I I	I	U
		C	S	R	L	N R	N	D	H N	U N	O N	C	S
		U	T	A		V		E	B E	N E	N E	E	T
		L		L		E		N	O S	I S	A S		R
		T						T	R S	T S	L S		I
		U						I	H	Y			A
		R						A	O				L
		E						L	O				
									D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	<b>PARK/RECREATION:</b>												
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
	Large Active Recreation and Multiuse Park		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		P16 C16a	P16	P16 C16a	P16 C16a							P16 C16a
*	Destination Resorts		S		S18	C					C		
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park		P19	P19	C2, 18 P19	C2 P19							

**Ordinance 15245**

*	Sports Club (17)				C4, 18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	<b>AMUSEMENT/ENTERTAINMENT:</b>												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P25
7833	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7, 18	P7	P7	P7					
7999 (14)	Amusement and Recreation Services		P21	P21	P8, 21, C15, 18	P8, 21, 22 C15	P8, 21, 22 C15	P8, 21, 22 C15	P21, 22	P	P	P21	P21
*	Shooting Range		C9		C9, 18						C10		P10
*	Amusement Arcades									P	P		
7996	Amusement Park										C		
*	Outdoor Performance Center		S		C12 S18		P20	P20			S		
	<b>CULTURAL:</b>												
823	Library				P11	P11 C	P11 C	P11 C	P	P	P	P	
841	Museum	C23	C23		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 C12	P11 C	P11 C	P		P	P	
<p><b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;  Development Standards see K.C.C. chapters 21A.12 through 21A.30;  General Provisions, see K.C.C. chapters 21A.32 through 21A.38;  Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;  (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.</p>													

242

**B. Development conditions.**

243

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

- 244 a. No stadiums on sites less than ten acres;
- 245 b. Lighting for structures and fields shall be directed away from residential  
246 areas;
- 247 c. Structures or service yards shall maintain a minimum distance of fifty feet  
248 from property lines adjoining residential zones, except for structures in on-site recreation  
249 areas required in K.C.C. 21A.14.180 and 21A.14.190. Setback requirements for  
250 structures in these on-site required recreation areas shall be maintained in accordance  
251 with K.C.C. 21A.12.030;
- 252 d. Facilities in the A zone shall be limited to trails and trailheads, including  
253 related accessory uses such as parking and sanitary facilities; and
- 254 e. Overnight camping is allowed only in an approved campground.
- 255 2. Recreational vehicle parks are subject to the following conditions and  
256 limitations:
- 257 a. The maximum length of stay of any vehicle shall not exceed one hundred  
258 eighty days during a three-hundred-sixty-five-day period;
- 259 b. The minimum distance between recreational vehicle pads shall be no less  
260 than ten feet; and
- 261 c. Sewage shall be disposed in a system approved by the Seattle-King County  
262 health department.
- 263 3. Limited to day moorage. The marina shall not create a need for off-site  
264 public services beyond those already available before the date of application.
- 265 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities  
266 subject to the following conditions and limitations:

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

269 b. For sports clubs, the gross floor area shall not exceed ten thousand square  
270 feet unless the building is on the same site or adjacent to a site where a public facility is  
271 located or unless the building is a nonprofit facility located in the urban area; and

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

274 5. Limited to day moorage.

275 6.a. Adult entertainment businesses shall be prohibited within three hundred  
276 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare  
277 centers, public parks or trails, community centers, public libraries or churches. In  
278 addition, adult entertainment businesses shall not be located closer than three thousand  
279 feet to any other adult entertainment business. These distances shall be measured from  
280 the property line of the parcel or parcels proposed to contain the adult entertainment  
281 business to the property line of the parcels zoned RA, UR or R or that contain the uses  
282 identified in this subsection B.6.a.

283 b. Adult entertainment businesses shall not be permitted within an area likely  
284 to be annexed to a city subject to an executed interlocal agreement between King County  
285 and a city declaring that the city will provide opportunities for the location of adult  
286 businesses to serve the area. The areas include those identified in the maps attached to  
287 Ordinance 13546.

288 7. Clubhouses, maintenance buildings, equipment storage areas and driving  
289 range tees shall be at least fifty feet from residential property lines. Lighting for practice



290 greens and driving range ball impact areas shall be directed away from adjoining  
291 residential zones. Applications shall comply with adopted best management practices for  
292 golf course development. Within the RA zone, those facilities shall be permitted only in  
293 the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area,  
294 regionally significant resource areas or locally significant resource areas. Ancillary  
295 facilities associated with a golf course are limited to practice putting greens, maintenance  
296 buildings and other structures housing administrative offices or activities that provide  
297 convenience services to players. These convenience services are limited to a pro shop,  
298 food services and dressing facilities and shall occupy a total of no more than ten thousand  
299 square feet. Furthermore, the residential density that is otherwise permitted by the zone  
300 shall not be used on other portions of the site through clustering or on other sites through  
301 the transfer of density provision. This residential density clustering or transfer limitation  
302 shall be reflected in a deed restriction that is recorded at the time applicable permits for  
303 the development of the golf course are issued.

304 8. Limited to a golf driving range only as:

- 305 a. an accessory to golf courses; or
- 306 b. an accessory to a large active recreation and multiuse park.

307 9.a. New structures and outdoor ranges shall maintain a minimum distance of  
308 fifty feet from property lines adjoining residential zones, but existing facilities shall be  
309 exempt.

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

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

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

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

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

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

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

324 11. Only as accessory to a park or in a building listed on the National Register  
325 as an historic site or designated as a King County landmark subject to K.C.C. chapter  
326 21A.32.

327 12. Only as accessory to a nonresidential use established through a discretionary  
328 permit process, if the scale is limited to ensure compatibility with surrounding  
329 neighborhoods. This condition applies to the UR zone only if the property is located  
330 within a designated unincorporated rural town.

331 13. Subject to the following:

332 a. The park shall abut an existing park on one or more sides, intervening roads  
333 notwithstanding;

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

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

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

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

343           15. Limited to golf driving ranges and subject to subsection B.7. of this section.

344           16. Subject to the following conditions:

345           a. The length of stay per party in campgrounds shall not exceed one hundred  
346 eighty days during a three-hundred-sixty-five-day period; and

347           b. Only for campgrounds that are part of a proposed or existing county park,  
348 which are subject to review and public meetings through the department of natural  
349 resources and parks.

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

351           18. Subject to review and approval of conditions to comply with trail corridor  
352 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian  
353 community designated by the Comprehensive Plan.

354           19. Only as an accessory to a large active recreation and multiuse park.

355           20. Only as an accessory to a large active recreation and multiuse park with the  
356 floor area of an individual outdoor performance center stage limited to three thousand  
357 square feet.

358           21. Only as an accessory to a park, or a large active recreation and multiuse park  
359 in the RA zones, and limited to:

- 360           a. rentals of sports and recreation equipment; and
- 361           b. a total floor area of seven hundred and fifty square feet.

362           22. Only as an accessory to a large active recreation and multiuse park and  
363 limited to:

- 364           a. water slides, wave pools and associated water recreation facilities; and
- 365           b. rentals of sports and recreation equipment.

366           23. Limited to natural resource and heritage museums and only allowed in a  
367 farm or forestry structure, including but not limited to barns or sawmills, existing as of  
368 December 31, 2003.

369           24. Use is permitted without a conditional use permit only when in compliance  
370 with all of the following conditions:

371           a. The use is limited to camps for youths or for persons with special needs due  
372 to a disability, as defined by the American With Disabilities Act of 1990, or due to a  
373 medical condition and including training for leaders for those who use the camp and shall  
374 not have as a primary purpose:

- 375           (1) treatment for addictions,
- 376           (2) correctional or disciplinary training, or
- 377           (3) housing for homeless persons;

378           b. Active recreational activities shall not involve the use of motorized vehicles  
379 such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The  
380 prohibition on motorized vehicles does not apply to such vehicles that may be necessary  
381 for operation and maintenance of the facility or to a client-specific vehicle used as a  
382 personal mobility device;

383           c. (1) Except as provided in subsection c.(2)(b), the number of overnight  
384 campers, not including camp personnel, in a new camp shall not exceed:

385                   (a) one hundred and fifty for a camp between twenty and forty acres; or

386                   (b) for a camp greater than forty acres, but less than two hundred and fifty  
387 acres, the number of users allowed by the design capacity of a water system and on-site  
388 sewage disposal system approved by the department of health, seattle/king county, up to  
389 a maximum of three hundred and fifty; and

390           (2) Existing camps shall be subject to the following:

391                   (a) For a camp established prior to the effective date of this ordinance with  
392 a conditional use permit and is forty acres or larger, but less than one hundred and sixty  
393 acres, the number of overnight campers, not including camp personnel, may be up to one  
394 hundred and fifty campers over the limit established by subsection c. (1)(b).

395                   (b) For a camp established prior to the effective date of this ordinance with  
396 a conditional use permit and is one hundred and sixty acres or larger, but less than two  
397 hundred acres, the number of overnight campers, not including camp personnel, may be  
398 up to three hundred and fifty campers over the limit established by subsection c. (1)(b).

399 The camp may terminate operations at its existing site and establish a new camp if the

400 area of the camp is greater than two hundred and fifty acres and the number of overnight  
401 campers, not including camp personnel, shall not exceed seven hundred.

402 d. The length of stay for any individual overnight camper, not including camp  
403 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

404 e. The camp facilities, such as a medical station, food service hall, and activity  
405 rooms, shall be of a scale to serve overnight camp users;

406 f. The minimum size of parcel for such use shall be twenty acres;

407 g. Except for any permanent caretaker residence, all new structures where  
408 camp users will be housed, fed or assembled shall be no less than fifty feet from  
409 properties not related to the camp;

410 h. In order to reduce the visual impacts of parking areas, sports and activity  
411 fields or new structures where campers will be housed, fed or assembled, the applicant  
412 shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest  
413 property line and such parking area, field, or structures, by retaining existing vegetation  
414 or augmenting as necessary to achieve the required level of screening;

415 i. If the site is adjacent to an arterial roadway, access to the site shall be  
416 directly onto said arterial unless direct access is unsafe due inadequate sight distance or  
417 extreme grade separation between the roadway and the site;

418 j. If direct access to the site is via local access streets, transportation demand  
419 management measures, such as use of carpools, buses or vans to bring in campers, shall  
420 be used to minimize traffic impacts;

421 k. Any lights provided to illuminate any building or recreational area shall be  
422 so arranged as to reflect the light away from any adjacent property; and

**Ordinance 15245**

423 1. A community meeting shall be convened by the applicant prior to submittal of  
 424 an application for permits to establish a camp, or to expand the number of camp users on an  
 425 existing camp site as provided in subsection c.(2)(b). Notice of the meeting shall be  
 426 provided at least two weeks in advance to all property owners within five hundred feet (or  
 427 at least twenty of the nearest property owners, whichever is greater). The notice shall at a  
 428 minimum contain a brief description of the project and the location, as well as, contact  
 429 persons and numbers.

430 25. Limited to theaters primarily for live productions located within a Rural  
 431 Town designated by the King County comprehensive plan.

432 SECTION 4. Ordinance 10870, Section 332, as amended, and K.C.C.  
 433 21A.08.050 are each hereby amended to read as follows:

**General services land uses.**

**A. General services land uses.**

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use	Z	R	R	N	R	B S	B	S	I S	M S	G S	F	D
	O	I	E	E	A	A E	A	I	G I	M I	I I	I	U
	N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
	E	U	T	A		V		E	B E	N E	N E	E	T
		L		L		E		N	O S	I S	A S		R
		T						T	R S	T S	L S		I
		U						I	H	Y			A
		R						A	O				L
		E						L	O				
									D				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	PERSONAL SERVICES:												

**Ordinance 15245**

72	General Personal Service						C25	C25	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				P24 C5, 31	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24	
*	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, 31	P9 C10			P10	P10	P10		P
753	Automotive Repair (1)								P11	P	P		P
754	Automotive Service								P11	P	P		P
76	Miscellaneous Repair	C33			P32 C33	P32	P32	P32	P32	P	P		P
866	Church, Synagogue, Temple				P12 C((28)) 27, 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13, 31	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C31	P14 C	P 14 C						
*	Kennel or Cattery	P9			C	C				C	P		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility	((P2 4))	((P24))	((P24))	P((22)) 21	P21	P((22)) 21	P((22)) 21	P((23)) 22	P((23)) 22	P	P21	P
*	Dog training facility	C34			C34	C34			P	P	P		P
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12 C13	P12 C13	P12 C13	P12 C13	P	P	P	P	P
805	Nursing and							C		P	P		



**Ordinance 15245**

	Personal Care Facilities												
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, 31	P	P	P		P16c	P16c	P16c	
*	Middle/Junior High School				P16 C15, 31	P	P	P		P16c	P16c	P16c	
*	Secondary or High School				P16 C15, ((27)) <u>26</u> , 31	P26	P(( <del>28</del> )) <u>26</u>	P(( <del>28</del> )) <u>26</u>		P16c C	P16c C	P16c	
*	Vocational School				P13 C31	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20, 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C23, 31 P16, C15	P23 C	P23 C	P23 C	C	P	P	P	P
<p><b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;  Development Standards, see K.C.C. chapters 21A.12 through 21A.30;  General Provisions, see K.C.C. chapters 21A.32 through 21A.38;  Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;  (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.</p>													

- 436 B. Development condition.
- 437 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 438 use table.
- 439 2. Except SIC Industry Group Nos.:
- 440 a. 835-Day Care Services, and
- 441 b. 836-Residential Care, which is otherwise provided for on the residential
- 442 permitted land use table.

- 443           3. Limited to SIC Industry Group and Industry Nos.:
- 444           a. 723-Beauty Shops;
- 445           b. 724-Barber Shops;
- 446           c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 447           d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 448           e. 217-Carpet and Upholstery Cleaning.
- 449           4. Only as an accessory to a cemetery, and prohibited from the UR zone only if
- 450 the property is located within a designated unincorporated Rural Town.
- 451           5. Structures shall maintain a minimum distance of one hundred feet from
- 452 property lines adjoining residential zones.
- 453           6. Only as an accessory to residential use, and:
- 454           a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 455 with no openings except for gates, and have a minimum height of six feet; and
- 456           b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 457 from property lines adjoining residential zones.
- 458           7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
- 459 21A.08.060.A.
- 460           8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
- 461 or an accessory use to a school, church, park, sport club or public housing administered
- 462 by a public agency, and:
- 463           a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 464 with no openings except for gates and have a minimum height of six feet;

465                   b. Outdoor play equipment shall maintain a minimum distance of twenty feet  
466 from property lines adjoining residential zones;

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

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

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

474                   (1) Boarding or overnight stay of animals is allowed only on sites of five  
475 acres or more;

476                   (2) No burning of refuse or dead animals is allowed;

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

481                   (4) The provisions of K.C.C. chapter 21A.30 relative to animal keeping are  
482 met.

483                   b. The following additional provisions apply to kennels or catteries in the A  
484 zone:

485                   (1) Impervious surface for the kennel or cattery shall not exceed twelve  
486 thousand square feet;

487 (2) Obedience training classes are not allowed except as provided in  
488 subsection B.34. of this section; and

489 (3) Any buildings or structures used for housing animals and any outdoor  
490 runs shall be set back one hundred and fifty feet from property lines((~~7~~)).

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

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

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

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

500 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.

501 13. Only as a reuse of a surplus non residential facility subject to K.C.C. chapter  
502 21A.32.

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

506 15. Limited to projects which do not require or result in an expansion of sewer  
507 service outside the urban growth area, unless a finding is made that no cost-effective  
508 alternative technologies are feasible, in which case a tightline sewer sized only to meet  
509 the needs of the public school, as defined in RCW 28A.150.010, or the school facility and

510 serving only the public school or the school facility may be used. New public high  
511 schools shall be permitted subject to the review process set forth in K.C.C. 21A.42.140.

512           16.a. For middle or junior high schools and secondary or high schools or school  
513 facilities, only as a reuse of a public school facility or school facility subject to K.C.C.  
514 chapter 21A.32. An expansion of such a school or a school facility shall be subject to  
515 approval of a conditional use permit and the expansion shall not require or result in an  
516 extension of sewer service outside the urban growth area, unless a finding is made that no  
517 cost-effective alternative technologies are feasible, in which case a tightline sewer sized  
518 only to meet the needs of the public school, as defined in RCW 28A.150.010, or the  
519 school facility may be used.

520           b. Renovation, expansion, modernization or reconstruction of a school, a  
521 school facility, or the addition of relocatable facilities, is permitted but shall not require  
522 or result in an expansion of sewer service outside the urban growth area, unless a finding  
523 is made that no cost-effective alternative technologies are feasible, in which case a  
524 tightline sewer sized only to meet the needs of the public school, as defined in RCW  
525 28A.150.010, or the school facility may be used.

526           c. In CB, RB and O, for K-12 schools with no more than one hundred students.

527           17. All instruction must be within an enclosed structure.

528           18. Limited to resource management education programs.

529           19. Only as an accessory to residential use, and:

530           a. Students shall be limited to twelve per one-hour session;

531           b. All instruction must be within an enclosed structure; and

532 c. Structures used for the school shall maintain a distance of twenty-five feet  
533 from property lines adjoining residential zones.

534 20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

582           28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter  
583 21A.32 or as a joint use of an existing public school facility.

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

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

589           31. Subject to review and approval of conditions to comply with trail corridor  
590 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian  
591 community designated by the Comprehensive Plan.

592           32. Limited to repair of sports and recreation equipment:

593           a. as an accessory to a large active recreation and multiuse park in the urban  
594 growth area; or

595           b. as an accessory to a park, or a large active recreation and multiuse park in  
596 the RA zones, and limited to a total floor area of seven hundred fifty square feet.

597           33. Accessory to agricultural or forestry uses provided:

598           a. the repair of tools and machinery is limited to those necessary for the  
599 operation of a farm or forest.



- 600           b. the lot is at least five acres.
- 601           c. the size of the total repair use is limited to one percent of the lot size up to a
- 602 maximum of five thousand square feet unless located in a farm structure, including but
- 603 not limited to barns, existing as of December 31, 2003.
- 604           34. Subject to the following:
- 605           a. the lot is at least five acres.
- 606           b. in the A zones, area used for dog training shall be located on portions of
- 607 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
- 608 the already developed portion of such agricultural lands that are not available for direct
- 609 agricultural production or areas without prime agricultural soils.
- 610           c. structures and areas used for dog training shall maintain a minimum distance
- 611 of seventy-five feet from property lines.
- 612           d. all training activities shall be conducted within fenced areas or in indoor
- 613 facilities. Fences must be sufficient to contain the dogs.

614           SECTION 5. Ordinance 10870, Section 333, as amended, and K.C.C.

615 21A.08.060 are each hereby amended to read as follows:

616           **Government/business services land uses.**

617           A, Government/business services land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
	L		L				E		N	O	S	I	S	A	S		R
	T								T	R	S	T	S	L	S		I

**Ordinance 15245**

		U R E						I A L	H O D	Y			A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I (30)
	<b>GOVERNMENT SERVICES:</b>												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	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				C6, 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility	P29 C28	P29 C28	P29 C28	P29 C28, 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 P19	C P19	C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	<b>BUSINESS SERVICES:</b>												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							C14	<u>P37</u>	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	P15 C36			P15, 33 C36	P15, C36							P
*	Log Storage	P15	P		P26, 33								P
47	Transportation Service												P

**Ordinance 15245**

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	P16	
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								P20	P20	P21	P20	P	
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32	
7941	Professional Sport Teams/Promoters										P	P		
873	Research, Development and Testing										P2	P2	P2	
*	Heavy Equipment and Truck Repair												P	
	<b>ACCESSORY USES:</b>													
*	Commercial/Industrial Accessory Uses			P	P22					P22	P22	P	P	P
*	Helistop					C23	C23	C23	C23	C23	C24	C23	C24	
<p><b>GENERAL</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;</p> <p><b>CROSS</b> Development Standards, see chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38;</p> <p><b>REFERENCES:</b> Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;</p> <p>(*) Definition of this specific land use, see K.C.C. chapter 21A.06.</p>														

- 618 B. Development conditions.
- 619 1. Except self-service storage.
- 620 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 621 Educational Research, see general business service/office.
- 622 3.a. Only as a re-use of a public school facility or a surplus nonresidential
- 623 facility subject to the provisions of K.C.C. chapter 21A.32; or

624                   b. only when accessory to a fire facility and the office is no greater than one  
625 thousand five hundred square feet of floor area.

626                   4. Only as a re-use of a surplus nonresidential facility subject to K.C.C. chapter  
627 21A.32.

628                   5. New utility office locations only if there is no commercial/industrial zoning  
629 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that  
630 no feasible alternative location is possible, and provided further that this condition  
631 applies to the UR zone only if the property is located within a designated unincorporated  
632 Rural Town.

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

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

637                   c. No outdoor storage; and

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

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

641                   a. holding cells,

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

643                   c. long-term storage of stolen properties.

644                   8. Private stormwater management facilities serving development proposals  
645 located on commercial/industrial zoned lands shall also be located on  
646 commercial/industrial lands, unless participating in an approved shared facility drainage

647 plan. Such facilities serving development within an area designated urban in the King  
648 County Comprehensive Plan shall only be located in the urban area.

649 9. No outdoor storage of materials.

650 10. Limited to office uses.

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

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

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

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

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

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

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

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

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

666 f. No residential occupancy of the storage units;

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

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

670           15.a. The floor area devoted to warehousing, refrigeration or storage shall not  
671 exceed two thousand square feet;

672           b. Structures and areas used for warehousing, refrigeration and storage shall  
673 maintain a minimum distance of seventy-five feet from property lines adjoining  
674 residential zones; and

675           c. Warehousing, refrigeration and storage is limited to agricultural products  
676 and sixty percent or more of the products must be grown or processed in the Puget Sound  
677 counties. At the time of the initial application, the applicant shall submit a projection of  
678 the source of products to be included in the warehousing, refrigeration or storage.

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

680           17. No outdoor storage.

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

683           19. Limited to new commuter parking lots designed for thirty or fewer parking  
684 spaces or commuter parking lots located on existing parking lots for churches, schools, or  
685 other permitted nonresidential uses which have excess capacity available during  
686 commuting; provided that the new or existing lot is adjacent to a designated arterial that  
687 has been improved to a standard acceptable to the department of transportation;

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

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

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

693                   23. Limited to emergency medical evacuation sites in conjunction with police,  
694 fire or health service facility. Helistops are prohibited from the UR zone only if the  
695 property is located within a designated unincorporated Rural Town.

696                   24. Allowed as accessory to an allowed use.

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

699                   26. Limited to two acres or less.

700                   27a. Utility yards only on sites with utility district offices; or

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

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

705                   29. Excluding bulk gas storage tanks.

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

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

712                   32. Provided:

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

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

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

720           33. Subject to review and approval of conditions to comply with trail corridor  
721 provisions of K.C.C. chapter 21A.14 when located in an RA zone and in an equestrian  
722 community designated by the Comprehensive Plan.

723           34. Limited to landscape and horticultural services (SIC 078) that are accessory  
724 to a use classified as retail nurseries, lawn and garden supply store (SIC 5261) and  
725 provided that construction equipment for the accessory use shall not be stored on the  
726 premises.

727           35. Allowed as a primary or accessory use to an allowed industrial-zoned land  
728 use.

729           36. Accessory to agricultural uses provided:

730           a. In the RA zones and on lots less than thirty-five acres in the A zone, the floor  
731 area devoted to warehousing, refrigeration or storage shall not exceed three thousand five  
732 hundred square feet unless located in a farm structure, including but not limited to barns,  
733 existing as of December 31, 2003;

734           b. On lots at least thirty-five acres in the A zones, the floor area devoted to  
735 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless  
736 located in a farm structure, including but not limited to barns, existing as of December  
737 31, 2003;



738 c. In the A zones, structures and areas used for warehousing, refrigeration and  
 739 storage shall be located on portions of agricultural lands that are unsuitable for other  
 740 agricultural purposes, such as areas within the already developed portion of such  
 741 agricultural lands that are not available for direct agricultural production, or areas without  
 742 prime agricultural soils;

743 d. Structures and areas used for warehousing, refrigeration or storage shall  
 744 maintain a minimum distance of seventy-five feet from property lines adjoining  
 745 residential zones; and

746 e. Warehousing, refrigeration and storage is limited to agricultural products  
 747 and sixty percent or more of the products must be grown or processed in the Puget Sound  
 748 counties. At the time of the initial application, the applicant shall submit a projection of  
 749 the source of products to be included in the warehousing, refrigeration or storage.

750 37. Use shall be limited to the NB zone on parcels outside of the Urban Growth  
 751 Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such  
 752 use shall not exceed ten thousand square feet.

753 SECTION 6. Ordinance 10870, Section 340 as amended, and K.C.C. 21A.12.030  
 754 are each hereby amended to read as follows:

**Densities and dimensions - residential zones.**

**A. Densities and dimensions – residential zones.**

Z O N E S	RESIDENTIAL													
	RURAL				URBAN RE- SERVE	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	
STANDARDS														
Base Density:	0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48	

**Ordinance 15245**

Dwelling Unit/Acre (15)	du/ac	du/ac	du/ac	du/ac	du/ac (21)	du/ac	du/ac (6)	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)	((0.4 du/ac (20)))					6 du/ac (22)	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)	1,875 ac	3.75 ac	7.5 ac	15 ac									
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	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (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)	10ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (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 (25)	35 ft (14) (25)	35 ft (14) (25)	60 ft	60 ft (14)	60 ft (14)	60 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19) (25)	20% (11) (19) (25)	15% (11) (19) (24) (25)	12.5% (11) (19) (25)	30% (11) (25)	30% (11) (25)	55% (25)	70% (25)	75% (25)	85% (25)	85% (25)	85% (25)	90% (25)

757 **B. Development conditions.**

758 1. This maximum density may be achieved only through the application of  
 759 residential density incentives in accordance with K.C.C. chapter 21A.34 or transfers of  
 760 development rights in accordance with K.C.C. chapter 21A.37, or any combination of  
 761 density incentive or density transfer. Maximum density may only be exceeded in  
 762 accordance with K.C.C. 21A.34.040.F.1.g. and F.6.

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

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

766 4. Height limits may be increased if portions of the structure that exceed the  
 767 base height limit provide one additional foot of street and interior setback for each foot

768 above the base height limit, but the maximum height may not exceed seventy-five feet.

769 Netting or fencing and support structures for the netting or fencing used to contain golf

770 balls in the operation of golf courses or golf driving ranges are exempt from the

771 additional interior setback requirements but the maximum height shall not exceed

772 seventy-five feet, except for large active recreation and multiuse parks, where the

773 maximum height shall not exceed one hundred twenty-five feet, unless a golf ball

774 trajectory study requires a higher fence.

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

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

777 b. Nonresidential uses in residential zones shall comply with K.C.C.

778 21A.12.120 and 21A.12.220;

779 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand

780 seventy-six square feet in area shall be subject to the applicable provisions of the nearest

781 comparable R-6 or R-8 zone; and

782 d. A lot may be increased beyond the total amount permitted in this chapter

783 subject to approval of a conditional use permit.

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

785 acre.

786 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand

787 square feet in area.

788 8. At least twenty linear feet of driveway shall be provided between any garage,

789 carport or other fenced parking area and the street property line. The linear distance shall

790 be measured along the center line of the driveway from the access point to such garage,  
791 carport or fenced area to the street property line.

792 9.a. Residences shall have a setback of at least one hundred feet from any  
793 property line adjoining A, M or F zones or existing extractive operations. However,  
794 residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or  
795 existing extractive operations shall have a setback from the rear property line equal to  
796 fifty percent of the lot width and a setback from the side property equal to twenty-five  
797 percent of the lot width.

798 b. Except for residences along a property line adjoining A, M or F zones or  
799 existing extractive operations, lots between one acre and two and one-half acres in size  
800 shall conform to the requirements of the R-1 zone and lots under one acre shall conform  
801 to the requirements of the R-4 zone.

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

806 b. For townhouse and apartment development, the setback shall be twenty feet  
807 along any property line abutting R-1 through R-8, RA and UR zones, except for  
808 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback  
809 of five feet, unless the townhouse or apartment development is adjacent to property upon  
810 which an existing townhouse or apartment development is located.

811 11. Lots smaller than one-half acre in area shall comply with standards of the  
812 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or

813 larger, the maximum impervious surface area allowed shall be at least ten thousand  
814 square feet. On any lot over one acre in area, an additional five percent of the lot area  
815 may be used for buildings related to agricultural or forestry practices. For lots smaller  
816 than two acres but larger than one-half acre, an additional ten percent of the lot area may  
817 be used for structures that are determined to be medically necessary, if the applicant  
818 submits with the permit application a notarized affidavit, conforming with K.C.C.  
819 21A.32.170A.2.

820           12. For purposes of calculating minimum density, the applicant may request that  
821 the minimum density factor be modified based upon the weighted average slope of the  
822 net buildable area of the site in accordance with K.C.C. 21A.12.087.

823           13. The minimum lot area does not apply to lot clustering proposals as provided  
824 in K.C.C. chapter 21A.14.

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

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

828           b. in R-18, R-24 and R-48 zones using residential density incentives and  
829 transfer of density credits in accordance with this title.

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

831           16. Vehicle access points from garages, carports or fenced parking areas shall  
832 be set back from the property line on which a joint use driveway is located to provide a  
833 straight line length of at least twenty-six feet as measured from the center line of the  
834 garage, carport or fenced parking area, from the access point to the opposite side of the  
835 joint use driveway.

836           17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to  
837 be clustered if the property is located within or contains:

- 838           (1) a floodplain;
- 839           (2) a critical aquifer recharge area;
- 840           (3) a regionally or locally significant resource area;
- 841           (4) existing or planned public parks or trails, or connections to such facilities;
- 842           (5) a category type S or F aquatic area or category I or II wetland;
- 843           (6) a steep slope; or
- 844           (7) an urban separator or wildlife habitat network designated by the  
845 Comprehensive Plan or a community plan.

846           b. The development shall be clustered away from critical areas or the axis of  
847 designated corridors such as urban separators or the wildlife habitat network to the extent  
848 possible and the open space shall be placed in a separate tract that includes at least fifty  
849 percent of the site. Open space tracts shall be permanent and shall be dedicated to a  
850 homeowner's association or other suitable organization, as determined by the director,  
851 and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and  
852 designated urban separators shall be placed within the open space tract to the extent  
853 possible. Passive recreation, with no development of recreational facilities, and natural-  
854 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

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

856           19. All subdivisions and short subdivisions in R-1 and RA zones within the  
857 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North  
858 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and

859 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East  
860 Sammamish Community Planning Area that drains to Patterson Creek shall have a  
861 maximum impervious surface area of eight percent of the gross acreage of the plat.  
862 Distribution of the allowable impervious area among the platted lots shall be recorded on  
863 the face of the plat. Impervious surface of roads need not be counted towards the  
864 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the  
865 more restrictive shall be required.

866           20. This density may only be achieved on RA 2.5 (~~and RA-5~~) zoned parcels  
867 receiving density from rural forest focus areas through ~~((the))~~ a transfer of density credit  
868 ~~((pilot program outlined in))~~ pursuant to K.C.C. chapter ~~((21A.55))~~ 21A.37.

869           21. Base density may be exceeded, if the property is located in a designated  
870 rural city urban growth area and each proposed lot contains an occupied legal residence  
871 that predates 1959.

872           22. The maximum density is four dwelling units per acre for properties zoned  
873 R-4 when located in the Rural Town of Fall City.

874           23. The minimum density requirement does not apply to properties located  
875 within the Rural Town of Fall City.

876           24. The impervious surface standards for the county fairground facility are  
877 established in the King County Fairgrounds Site Development Plan, Attachment A to  
878 Ordinance 14808 on file at the department of natural resources and parks and the  
879 department of development and environmental services. Modifications to that standard  
880 may be allowed provided the square footage does not exceed the approved impervious  
881 surface square footage established in the King County Fairgrounds Site Development

882 Plan Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance  
883 14808, by more than ten percent.

884 25. For cottage housing developments only:

885 a. The base height is eighteen feet.

886 b. Buildings have pitched roofs with a minimum slope of six and twelve may  
887 extend up to twenty-five feet at the ridge of the roof.

888 26. Impervious surface does not include access easements serving neighboring  
889 property and driveways to the extent that they extend beyond the street setback due to  
890 location within an access panhandle or due to the application of King County Code  
891 requirements to locate features over which the applicant does not have control.

892 SECTION 7. Ordinance 10870, Section 351, as amended, and K.C.C.

893 21A.12.140 are each hereby amended to read as follows:

894 **Setbacks – from regional utility corridors.**

895 A. Except as otherwise provided in subsection B of this section, ((F))in  
896 subdivisions and short subdivisions, areas used as regional utility corridors shall be  
897 contained in separate tracts.

898 B. For a subdivision or short subdivision:

899 1. Upon mutual agreement of the utility and applicant for the subdivision or  
900 short subdivision submitted at the time of application for the preliminary plat, the area of  
901 the regional utility corridor placed in a separate tract may be less than the entire utility  
902 right-of-way or easement. The agreement may be evidenced by correspondence between  
903 the utility and the applicant;



904                   2. If the utility and applicant enter into an agreement under subsection B.1 of  
905 this section:

906                   a. The location of the easement or right-of-way shall be shown on the face of  
907 the plat;

908                   b. The applicant shall record on the title of all lots that extend into the right-  
909 of-way or easement a notice approved by the department that there is an easement or  
910 right-of-way for a regional utility corridor that may subject use of that area of the  
911 property to conditions established by the utility; and

912                   c. The department shall include as conditions of plat approval the conditions  
913 on use of the area within the regional utility corridor included in the agreement between  
914 the utility and the applicant.

915                   C. In ~~((other types of))~~ land development permits other than subdivisions or short  
916 subdivisions, easements shall be used to delineate regional utility corridors.

917                   ~~((C.))~~ D. All structures shall maintain a minimum distance of five feet from  
918 property or easement lines delineating the boundary of regional utility corridors, except  
919 for utility structures necessary to the operation of the regional utility corridor.

920                   ~~((D.))~~ E. Any structure designed for human occupancy, except for utility  
921 structures not normally occupied that are necessary for the operation of the pipeline or a  
922 minor communication facility, shall maintain a minimum distance of one hundred feet  
923 from a hazard liquid or gas transmission pipeline located within a regional utility  
924 corridor. The setback distance may be modified if the applicant demonstrates the  
925 following:

926 1. A one-hundred-foot setback would deny all reasonable use of the property;

927 or

928 2. That the structure would be protected from radiant heat of an explosion by

929 berming or other physical barriers; or

930 3. That a one-hundred-foot setback would be impractical or unnecessary due to

931 existing geographic features, streets, lot lines, or easements; or

932 4. That no other practical alternative exists to meet the demand for service; and

933 5. That the applicant will construct a hazardous liquid or gas transmission

934 containment system or other mitigating actions if the county finds that leakage could

935 accumulate within one hundred feet of the pipeline. Any containment system or other

936 mitigating actions required by this section shall meet all applicable federal, state and local

937 regulations.

938 SECTION 8. Ordinance 15032, Section 18 and K.C.C. 21A.14.025 are each

939 hereby amended to read as follows:

940 **Cottage housing development.** For cottage housing developments in the R4-R8

941 zones:

942 A. The total area of the common open space must be at least two hundred and

943 fifty square feet per unit and at least fifty percent of the units must be clustered around

944 the common space.

945 B. The total floor area of each unit, including any enclosed parking, is limited to

946 one thousand two hundred square feet. The footprint of each unit, including any enclosed

947 parking, is limited to nine hundred square feet. A front or wraparound porch of up to one

948 hundred square feet is permitted and is not to be included in the floor area or footprint  
949 calculation.

950 C. Fences within the cottage housing unit development are limited to three feet in  
951 height. Fences along the perimeter of the cottage housing development are limited to six  
952 feet.

953 D. Individual cottage housing units must be at least ten feet apart.

954 SECTION 9. Ordinance 10870, Section 562 and K.C.C. 21A.34.030 are each  
955 hereby amended to read as follows:

956 **Maximum densities permitted through residential density incentive review.**

957 A. Except as otherwise provided in subsection B. of this section, ((F))the  
958 maximum density permitted through residential density incentive ("RDI") review shall be  
959 ((450)) one-hundred fifty percent of the base density of the underlying zone of the  
960 development site ((or 200 percent of the base density)).

961 B. The maximum density permitted through RDI review shall be two hundred  
962 percent of the base density of the underlying zone of the development site for the  
963 following RDI proposals ((with 100)):

964 1. For proposals where one-hundred percent of the units are affordable units; or

965 2. For cottage housing proposals.

966 SECTION 10. Ordinance 14190, Section 7, as amended, and K.C.C. 21A.37.050  
967 are each hereby amended to read as follows:

968 **Transfer of development rights (TDR) program – development limitations.**

969 A. Following the transfer of residential development rights a sending site may  
970 subsequently accommodate remaining residential dwelling units, if any, on the buildable

971 portion of the parcel or parcels or be subdivided, consistent with the zoned base density  
972 provisions of the density and dimensions tables in K.C.C. 21A.12.030 and 21A.12.040,  
973 the allowable dwelling unit calculations in K.C.C. 21A.12.070 and other King County  
974 development regulations. For sending sites zoned RA, the subdivision potential  
975 remaining after a density transfer may only be actualized through a clustered subdivision,  
976 short subdivision or binding site plan that creates a permanent preservation tract as large  
977 or larger than the portion of the subdivision set aside as lots. Within rural forest focus  
978 areas, resource use tracts shall be at least fifteen acres of contiguous forest land.

979 B. ~~((Residential and nonresidential uses on lots zoned R-1, RA, A and F shall be~~  
980 ~~limited to a maximum of ten percent impacting impervious surface.~~

981 ~~€))~~ Only those nonresidential uses directly related to, and supportive of the  
982 criteria under which the site qualified are allowed on a sending site.

983 ~~((D))~~ C. The applicable limitations in this section shall be included in the  
984 sending site conservation easement.

985 SECTION 11. Ordinance 12823, Section 17, and K.C.C. 21A.38.220 are each  
986 hereby repealed.

987            SECTION 12. Ordinance 12823, Section 18, as amended, and K.C.C.  
988            21A.38.230 are each hereby repealed.

989            SECTION 13. Retroactive application. Section 4 of this ordinance is remedial  
990            in nature and applies retroactively to an application for a development proposal deemed  
991            complete on or after October 11, 2004.  
992

Ordinance 15245 was introduced on 3/7/2005 and passed as amended by the  
Metropolitan King County Council on 7/25/2005, by the following vote:

Yes: 13 - Mr. Phillips, Ms. Edmonds, Mr. von Reichbauer, Ms. Lambert, Mr.  
Pelz, Mr. Dunn, Mr. Ferguson, Mr. Hammond, Mr. Gossett, Ms. Hague, Mr.  
Irons, Ms. Patterson and Mr. Constantine  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

ATTEST:

---

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Attachments      None

