

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

S1

09/01/16

S1 – Striking Amendment

ea Sponsor: Dembowski
Proposed No.: 2016-0155

1 STRIKING AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION

2 1

3 On page 2, beginning on line 35, strike everything through page 96, line 1774, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:** For the purposes of effective land use planning and
6 regulation, the King County council makes the following legislative findings:

7 A. King County adopted the King County Comprehensive Plan 2012 to meet the
8 requirements of the Washington State Growth Management Act ("the GMA");

9 B. The 2012 King County Comprehensive Plan, adopted by King County
10 Ordinance 17485, satisfied the GMA requirement for the county to update its
11 comprehensive plan by June 30, 2015;

12 C. In 2013 and 2014, King County adopted narrow amendments to the King
13 County Comprehensive Plan 2012;

14 D. The King County Code authorizes a review of the Comprehensive Plan and
15 allows substantive amendments to the Comprehensive Plan once every four years. The
16 King County Comprehensive Plan 2016 amendments are the fifth major review of the
17 Comprehensive Plan;

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18 E. The GMA requires that King County adopt development regulations to be
19 consistent with and implement the Comprehensive Plan;

20 F. The changes to zoning contained in this ordinance are needed to maintain
21 conformity with the King County Comprehensive Plan, as required by the GMA. As
22 such, they bear a substantial relationship to, and are necessary for, the public health,
23 safety and general welfare of King County and its residents; and

24 G. King County engages in a comprehensive review of its Comprehensive Plan
25 and development regulations every four years. This ordinance constitutes the conclusion
26 of the county's review process. The 2016 King County Comprehensive Plan and King
27 County's development are intended to satisfy the requirements of the GMA.

28 SECTION 2. A. King County completed its fifth comprehensive four-cycle
29 review of the Comprehensive Plan in 2016. As a result of the review, King County
30 amended the King Comprehensive Plan 2012 through passage of the King County
31 Comprehensive Plan 2016.

32 B. The amendments to the King County Comprehensive Plan 2012 contained in
33 Attachments A, B, C, D, E, F, G, H, ~~I~~ and J and K to this ordinance are hereby adopted
34 as amendments to the King County Comprehensive Plan 2012.

35 C. Attachments A and B to this ordinance amend policies, text and maps of the
36 Comprehensive Plan and amend the Comprehensive Plan Land Use Zoning. The land
37 use and zoning amendments contained in Attachments A and B to this ordinance are
38 hereby adopted as the official land use and zoning controls for those portions of
39 unincorporated King County defined in Attachments A and B to this ordinance.

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40 D. Attachment C to this ordinance contains Technical Appendix A (Capital
41 Facilities).

42 E. Attachment D to this ordinance contains Technical Appendix B (Housing).

43 F. Attachment E to this ordinance contains Technical Appendix C
44 (Transportation).

45 G. Attachment F to this ordinance contains Technical Appendix C.1
46 (Transportation Needs Report).

47 H. Attachment G to this ordinance contains Technical Appendix C.2 (Regional
48 Trails Needs Report).

49 I. Attachment H- to this ordinance contains Technical Appendix D (Growth
50 Targets and Urban Growth Area).

51 J. Attachment I to this ~~report ordinance~~ contains Technical Appendix R
52 (Summary of Public Outreach for Development of the 2016 KCCP Update-).

53 K. Attachment J to this ordinance contains the Skyway-West Hill Action Plan.

54 ~~L. Attachment K to this ordinance amends the Vashon Town Plan and the King~~
55 ~~County zoning map for those portions of unincorporated King County defined in~~
56 ~~Attachment K to this ordinance.~~

57 SECTION 3. Ordinance 8421, Section 2, and K.C.C. 14.56.010 are each hereby
58 repealed.

59 SECTION 4. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are
60 each hereby amended to read as follows:

61 There is established a ~~((non-motorized vehicle))~~ nonmotorized transportation

62 program ~~((to meet the following goals and objectives:~~

Commented [CJ1]: This is a new addition to the striker, which amends the Vashon Town Plan to make the p-suffix change to the Vashon #1 parcel for affordable housing development consistent with a related 2016 map amendment.

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63 ~~A. To identify and document the needs of non-motorized transportation in King~~
 64 ~~County, including bicyclists, equestrians, pedestrians, and special populations;~~

65 ~~B. To determine ways that the existing county transportation network, including~~
 66 ~~transit, can be made more responsive to the needs of non-motorized users)). The program~~
 67 ~~shall consist of the nonmotorized policies in the King County Comprehensive Plan and~~
 68 ~~the respective functional plans of the responsible county agencies, nonmotorized project~~
 69 ~~needs contained in agency capital improvement programs and operational activities that:~~

70 ~~A. Identify and document the nonmotorized transportation needs in the county~~
 71 ~~for bicyclists, pedestrians, equestrians and special populations such as school children or~~
 72 ~~people with limited mobility and wheelchair users;~~

73 ~~B. Determine ways that nonmotorized transportation can be integrated into the~~
 74 ~~current and future county transportation network and services, including transit;~~

75 ~~C. ((To-i))Inform and educate the public on issues relating to ((non-motorized))~~
 76 ~~nonmotorized transportation, including compliance with traffic laws; and~~

77 ~~D. ((To institute the consideration of non-motorized transportation in all related~~
 78 ~~county funded)) Consider nonmotorized transportation safety and other needs in all~~
 79 ~~related county programs, and ((to)) encourage the same consideration on an interlocal and~~
 80 ~~regional basis((;~~

81 ~~E. To improve non-motorized transport users and motorists compliance with~~
 82 ~~traffic laws; and~~

83 ~~F. To guide development of a county functional plan for non-motorized~~
 84 ~~transportation, to implement the adopted policies established in the county~~

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85 ~~comprehensive plan, the county transportation plan, and current programs within county~~
 86 ~~government)).~~

87 SECTION 5. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are
 88 each hereby amended to read as follows:

89 The department of transportation shall ~~((carry out the following duties and~~
 90 ~~responsibilities)):~~

91 A. Implement the ~~((non-motorized vehicle))~~ nonmotorized transportation
 92 program in coordination with other county departments;

93 B. Provide support to any ad hoc ~~((non-motorized))~~ nonmotorized transportation
 94 advisory committee; and

95 C. Work with ~~((governmental agencies))~~ other jurisdictions and nongovernmental
 96 organizations to identify, develop and promote programs that encourage the use of ~~((non-~~
 97 ~~motorized))~~ nonmotorized modes of transportation.

98 SECTION 6. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are
 99 each hereby amended to read as follows:

100 The following provisions complete the zoning conversion from K.C.C. Title 21 to
 101 Title 21A pursuant to K.C.C. 21A.01.070:

102 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
 103 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
 104 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
 105 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant
 106 to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted
 107 as attachments to Ordinance 11653:

Commented [CJ2]: This is a new addition to the striker, which amends the Vashon Town Plan to make the p-suffix change to the Vashon #1 parcel for affordable housing development consistent with a related 2016 map amendment.

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108 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19,
109 1994.

110 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

111 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

112 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

113 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

114 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

115 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

116 Appendix H: Amendments to East Sammamish Community Plan P-Suffix
117 Conditions.

118 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix
119 Conditions.

120 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

121 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
122 Conditions.

123 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

124 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

125 Appendix N: Amendments to Resource Lands Community Plan P-Suffix
126 Conditions.

127 Appendix O: 1994 Parcel List, as amended December 19, 1994.

128 Appendix P: Amendments considered by the council January 9, 1995.

129 B. Area zoning adopted by Ordinance 11653, including potential zoning, is
130 contained in Appendices A and O. Amendments to area-wide P-suffix conditions adopted

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131 as part of community plan area zoning are contained in Appendices B through N. Existing
132 P-suffix conditions whether adopted through reclassifications or community plan area
133 zoning are retained by Ordinance 11653 except as amended in Appendices B through N.

134 C. The department is hereby directed to correct the official zoning map in
135 accordance with Appendices A through P of Ordinance 11653.

136 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A
137 are adopted as the official zoning control for those portions of unincorporated King County
138 defined therein.

139 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
140 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance
141 12170 are hereby adopted to comply with the Decision and Order of the Central Puget
142 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King
143 County, Case No. 95-3-0008.

144 F. The Vashon Town Plan Area Zoning, ~~((attached to Ordinance 17842 as))~~
145 Attachment ~~((D))~~ K to this ordinance, is adopted as the official zoning control for that
146 portion of unincorporated King County defined therein.

147 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A
148 are adopted as the official zoning control for those portions of unincorporated King County
149 defined therein. Existing p-suffix conditions whether adopted through reclassifications or
150 area zoning are retained by Ordinance 12531.

151 H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance
152 12533 as Appendix B is adopted as the official zoning control for those portions of

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153 unincorporated King County defined therein. Existing p-suffix conditions whether adopted
154 through reclassifications or area zoning are retained by Ordinance 12533.

155 I. The King County Zoning Atlas is amended to include the area shown in
156 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions
157 whether adopted through reclassifications or area zoning are retained by Ordinance 12535.
158 The language from Ordinance 12535, Section 1.D., shall be placed on the King County
159 Zoning Atlas page #32 with a reference marker on the area affected by Ordinance 12535.

160 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-
161 DPA, Demonstration Project Area", to the properties identified on Map A attached to
162 Ordinance 12627.

163 K. The special district overlays, as designated on the map attached to Ordinance
164 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and 21A.38.040.

165 L. the White Center Community Plan Area Zoning, as revised in the Attachments
166 to Ordinance 11568, is the official zoning for those portions of White Center in
167 unincorporated King county defined herein.

168 M. Ordinance 12824 completes the zoning conversion process begun in Ordinance
169 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending
170 previously adopted p-suffix conditions or property-specific development standards
171 pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

172 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156
173 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are
174 replaced by the property specific development standards as set forth in Appendix A to
175 Ordinance 12824.

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176 2. All ordinances adopting individual zone reclassifications effective prior to
177 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,
178 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,
179 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,
180 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,
181 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,
182 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,
183 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,
184 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,
185 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
186 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,
187 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,
188 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,
189 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby
190 repealed and p-suffix conditions are replaced by the property specific development
191 standards as set forth in Appendix A to Ordinance 12824.

192 3. All ordinances establishing individual reclassifications effective after February
193 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to retain,
194 repeal or amend the property specific development standards (p-suffix conditions)
195 contained therein.

196 4. All ordinances adopting area zoning pursuant to Resolution 25789 or converted
197 by Ordinance 11653 are repealed as set forth in subsection((s)) M.4.a. through n. of this
198 section. All p-suffix conditions contained therein are repealed or replaced by adopting the

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199 property specific development standards as set forth in Appendix A to Ordinance 12824,
200 the special district overlays as designated in Appendix B to Ordinance 12824 or the special
201 requirements as designated in Appendix A to Ordinance 12822.

202 a. The Highline Area Zoning attached to Ordinance 3530, as amended, is hereby
203 repealed.

204 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as
205 Appendix B, as amended, is hereby repealed.

206 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as
207 Appendix B, as amended is hereby repealed.

208 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to
209 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

210 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as
211 amended, is hereby repealed.

212 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
213 7837 as Appendix B, as amended, is hereby repealed.

214 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as
215 Appendix B, as amended, is hereby repealed.

216 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,
217 is hereby repealed.

218 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by
219 Ordinance 9118, is hereby repealed.

220 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499, as
221 amended, is hereby repealed.

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222 k. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance
223 10197, Appendix B, as amended, is hereby repealed.

224 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B
225 and E, as amended, is hereby repealed.

226 m. The East Sammamish Community Plan Update Area Zoning, as revised in
227 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

228 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116, as
229 amended, is hereby repealed.

230 5. All ordinances adopting area zoning pursuant to Title 21A and not converted
231 by Ordinance 11653, including community or comprehensive plan area zoning and all
232 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.
233 All property specific development standards (p-suffix conditions) are retained, repealed,
234 amended or replaced by the property specific development standards as set forth in
235 Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B
236 to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance
237 12822.

238 a. The White Center Community Plan Area Zoning, contained in the
239 Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as
240 set forth in Appendix D to Ordinance 12824.

241 b. All property specific development standards established in Ordinance 11653,
242 as amended, are hereby amended as set forth in Appendix E.

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243 c. All property specific development standards established in Attachment A to
244 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F to
245 Ordinance 12824.

246 d. All property specific development standards established in Ordinance 12061,
247 as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

248 e. All property specific development standards established in Ordinance 12065,
249 as amended, are hereby amended as set forth in K.C.C. 20.12.170.

250 f. All property specific development standards established in Attachment A to
251 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H to
252 Ordinance 12824.

253 SECTION 67. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are
254 hereby amended to read as follows:

255 A. The King County Comprehensive Plan shall be amended in accordance with
256 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
257 participation program whereby amendments are considered by the council no more
258 frequently than once a year as part of the amendment cycle established in this chapter,
259 except that the council may consider amendments more frequently to address:

260 1. Emergencies;

261 2. An appeal of the plan filed with the Central Puget Sound Growth
262 Management Hearings Board or with the court;

263 3. The initial adoption of a subarea plan, which may amend the urban growth
264 area boundary only to redesignate land within a joint planning area;

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265 4. An amendment of the capital facilities element of the Comprehensive Plan
 266 that occurs in conjunction with the adoption of the county budget under K.C.C.
 267 4A.100.010; or

268 5. The adoption or amendment of a shoreline master program under chapter
 269 90.58 RCW.

270 B. Every year the Comprehensive Plan may be amended to address technical
 271 updates and corrections, and to consider amendments that do not require substantive
 272 changes to policy language, changes to the priority areas map, or changes to the urban
 273 growth area boundary, except as permitted in subsection B.5, 10, and 12. of this section.
 274 This review may be referred to as the annual cycle. The Comprehensive Plan, including
 275 subarea plans, may be amended in the annual cycle only to consider the following:

- 276 1. Technical amendments to policy, text, maps or shoreline designations;
- 277 2. The annual capital improvement plan;
- 278 3. The transportation needs report;
- 279 4. School capital facility plans;

280 5. ~~⊘A mining site conversion demonstration project. The authority for~~
 281 ~~consideration of such a demonstration project shall expire with adoption of the 2019~~
 282 ~~annual comprehensive plan update or December 31, 2019, whichever is later. To be~~
 283 ~~considered during an annual update cycle, no later than December 31 of the year~~
 284 ~~preceding the update, the project proponent shall submit to the county council its~~
 285 ~~proposal for alternative development standards and processes to be tested an evaluated~~
 286 ~~through the demonstration project. The demonstration project shall evaluate and~~
 287 address: ▲

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288 a. potential options for the use of a reclaimed mine site, including the
 289 feasibility of residential use and/or long-term forestry on the demonstration project site;

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290 b. the impacts to carbon sequestration as a result of reforestation, and for
 291 residential use, the impacts to carbon sequestration when implementing modified
 292 standards for lot clustering or transfer of development rights;

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293 c. the need for a site design that compatibly integrates any proposed residential
 294 development on the demonstration project site with uses occurring on the adjacent rural
 295 or forest production district lands, especially if the proposed residential development
 296 utilizes modified standards for lot clustering and/or transfer of development rights;

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297 d. the levels and standards for reclamation of mining sites that are appropriate
 298 to their use either for long-term forestry and/or for residential development; and

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299 e. the need to ensure that the demonstration project provides an overall public
 300 benefit by providing permanent protection, as designated park or open space, of lands in
 301 the vicinity of the demonstration project site that form the headwaters of critical, high-
 302 valued habitat areas; or that remove the development potential from nonconforming legal
 303 parcels in the forest production district; or that provide linkages with other forest
 304 production district lands;

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305 ~~6.7~~ Changes required by existing Comprehensive Plan policies;

Commented [CJ3]: The Executive proposed to delete the allowance for consideration of a mining site conversion demonstration project as part of the annual KCCP cycle. The striking amendment adds this annual allowance back in and adds a 2019 deadline.

306 ~~(7.7)~~ ~~6.7~~. Changes to the technical appendices and any amendments required
 307 thereby;

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308 ~~(8.7)~~ ~~7.8~~. Comprehensive updates of subarea plans initiated by motion;

309 ~~(9.7)~~ ~~8.9~~. Changes required by amendments to the countywide planning policies

310 or state law;

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311 ~~((10.))~~ 9.10. Redesignation proposals under the four-to-one program as provided
 312 for in this chapter;

313 ~~((11.))~~ 10.11. Amendments necessary for the conservation of threatened and
 314 endangered species; ~~((and))~~

315 ~~((12.))~~ 11.12 Site-specific ~~((comprehensive))~~ land use map amendments that do
 316 not require substantive change to comprehensive plan policy language and that do not
 317 alter the urban growth area boundary, except to correct mapping errors;

318 12.13. Amendments resulting from subarea studies required by comprehensive
 319 plan policy that do not require substantive change to comprehensive plan policy language
 320 and that do not alter the urban growth area boundary, except to correct mapping errors;
 321 and

322 13.14. Changes required to implement a study regarding the provision of
 323 wastewater services to a Rural Town. Such ~~The~~ amendments shall be limited to policy
 324 amendments and adjustment to the boundaries of the Rural Town as needed to implement
 325 the preferred option identified in the study.

326 C. Every fourth year beginning in 2000, the county shall complete a
 327 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
 328 to ensure continued compliance with the GMA. This review may provide for a
 329 cumulative analysis of the twenty-year plan based upon official population growth
 330 forecasts, benchmarks and other relevant data in order to consider substantive changes to
 331 policy language and changes to the urban growth area ~~((("UGA")))~~. This comprehensive
 332 review shall begin one year in advance of the transmittal and may be referred to as the
 333 four-year cycle. The urban growth area boundaries shall be reviewed in the context of

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334 the four-year cycle and in accordance with countywide planning policy ((~~FW~~)G-1 and
335 RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan
336 are not being achieved as evidenced by official population growth forecasts, benchmarks,
337 trends and other relevant data, substantive changes to the Comprehensive Plan may also
338 be considered on even calendar years. This determination shall be authorized by motion.
339 The motion shall specify the scope of the even-year amendment, and identify that the
340 resources necessary to accomplish the work are available. An analysis of the motion's
341 fiscal impact shall be provided to the council before to adoption. The executive shall
342 determine if additional funds are necessary to complete the even-year amendment, and
343 may transmit an ordinance requesting the appropriation of supplemental funds.

344 D. The executive shall seek public comment on the comprehensive plan and any
345 proposed comprehensive plan amendments in accordance with the procedures in K.C.C.
346 20.18.160 before making a recommendation, in addition to conducting the public review
347 and comment procedures required by SEPA. The public shall be afforded at least one
348 official opportunity to record public comment before to the transmittal of a
349 recommendation by the executive to the council. County-sponsored councils and
350 commissions may submit written position statements that shall be considered by the
351 executive before transmittal and by the council before adoption, if they are received in a
352 timely manner. The executive's recommendations for changes to policies, text and maps
353 shall include the elements listed in Comprehensive Plan policy RP-307 and analysis of
354 their financial costs and public benefits, any of which may be included in environmental
355 review documents. Proposed amendments to the Comprehensive Plan shall be

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356 accompanied by any development regulations or amendments to development
357 regulations, including area zoning, necessary to implement the proposed amendments.

358 SECTION 78. K.C.C. 20.54.010 is each hereby decodified.

359 SECTION 89. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby
360 repealed.

361 SECTION 910. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030
362 are each hereby repealed.

363 SECTION 4011. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040
364 are each hereby repealed.

365 SECTION 4112. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each
366 hereby repealed.

367 SECTION 4213. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060
368 are each hereby repealed.

369 SECTION 4314. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070
370 are each hereby repealed.

371 SECTION 4415. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080
372 are each hereby repealed.

373 SECTION 4516. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090
374 are each hereby repealed.

375 SECTION 4617. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100
376 are each hereby repealed.

377 SECTION 4718. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110
378 are each hereby repealed.

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379 SECTION 1819. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each
 380 hereby repealed.

381 SECTION 1920. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each
 382 hereby repealed.

383 ~~NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter~~
 384 ~~21A.06 a new section to read as follows:~~

385 ~~— Agriculture: the use of land for commercial purposes for either the raising of~~
 386 ~~crops or livestock or the production of agricultural products, or both.~~

387 ~~NEW SECTION. SECTION 21. There is hereby added to K.C.C. chapter~~
 388 ~~21A.06 a new section to read as follows:~~

389 ~~— Agricultural activities: those agricultural uses and practices that pertain directly~~
 390 ~~to the commercial production of agricultural products, including, but not limited to:~~

391 ~~— A. Tilling, discing, planting, seeding, fertilization, composting and other soil~~
 392 ~~amendments and harvesting;~~

393 ~~— B. Grazing, animal mortality management and on-site animal waste storage,~~
 394 ~~disposal and processing;~~

395 ~~— C. Soil conservation practices including dust control, rotating and changing~~
 396 ~~agricultural crops and allowing agricultural lands to lie fallow under local, state or federal~~
 397 ~~conservation programs;~~

398 ~~— D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems~~
 399 ~~canals and flood control facilities;~~

Commented [CJ4]: Removal of Sections 20 through 32 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

400 ~~— E. Normal maintenance, operation and repair of existing serviceable equipment,~~
401 ~~structures, facilities or improved areas, including, but not limited to, fencing, farm access~~
402 ~~roads and parking; and~~

403 ~~— F. Processing, promotion, sale, storage, packaging and distribution.~~

404 ~~— NEW SECTION. SECTION 22. There is hereby added to K.C.C. chapter~~
405 ~~21A.06 a new section to read as follows:~~

406 ~~— Agricultural products: products that include, but are not limited to:~~

407 ~~— A. Horticultural, viticultural, floricultural and apiary products;~~

408 ~~— B. Livestock and livestock products;~~

409 ~~— C. Animal products including, but not limited to, upland finfish, dairy products,~~
410 ~~meat, poultry and eggs;~~

411 ~~— D. Feed or forage for livestock;~~

412 ~~— E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as~~
413 ~~crops and harvested within fifteen years of planting; and~~

414 ~~— F. Turf, sod, seed and related products.~~

415 ~~— NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter~~
416 ~~21A.06 a new section to read as follows:~~

417 ~~— Agricultural support services: any activity that is directly related to agriculture~~
418 ~~and directly dependent upon agriculture for its existence but is undertaken on lands that~~
419 ~~are not predominately in agricultural use.~~

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420 ~~NEW SECTION. SECTION 24. There is hereby added to K.C.C. chapter~~

421 ~~21A.06 a new section to read as follows:~~

422 ~~Farm: the land, buildings equipment and infrastructure used in the raising and~~
 423 ~~production of agricultural products for commercial sales.~~

424 ~~NEW SECTION. SECTION 25. There is hereby added to K.C.C. chapter~~

425 ~~21A.06 a new section to read as follows:~~

426 ~~Farm residence: a single detached dwelling unit that serves as the primary~~
 427 ~~residence for a farm.~~

428 ~~SECTION 26. Ordinance 10870, Section 330, as amended, and K.C.C.~~

429 ~~21A.08.030 are each hereby amended to read as follows:~~

430 ~~A. Residential land uses.~~

KEY		RESOURCE			RUR	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
P-Permitted Use		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
C-Conditional Use		G	O	I	U	E	R	E	E	U	O	U	E	U	F	N		
S-Special Use		Z	R	R	N	R	S	B	S	I	S	M	S	G	S	F	D	
		Q	I	E	E	A	B	E	A	I	G	I	M	I	I	I	U	
		N	C	S	R	L	A	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A		N	V		E	B	E	N	E	N	E	E	T
		L			L	A		E	N		O	S	I	S	A	S		R
		T			R				T		R	S	T	S	L	S		I
		U			E				I		H		Y					A
		R			A				A		O							L
		E							L		O							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I					
	DWELLING UNITS, TYPES:																	
1	Single-Detached	P-C12	P2		P-C12	P-C12	P-C12	P-C12	P15									
2	Townhouse				C4	C4	P1+	P	P3	P3	P3	P3						
							C12											

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±	Apartment			C4	C4	P5-C5	P	P3	P3	P3	P3	
±	Mobile Home Park			S12		C8	P					
±	Cottage Housing					P15						
	GROUP RESIDENCES:											
±	Community Residential Facility-I			C	C	P14-a C	P	P3	P3	P3	P3	
±	Community Residential Facility-II					P14-b	P	P3	P3	P3	P3	
±	Dormitory			C6	C6	C6	P					
±	Senior Citizen-Assisted Housing				P4	P4	P	P3	P3	P3	P3	
	ACCESSORY USES:											
±	Residential Accessory Uses	P7 ((P17))	P7	P7	P7	P7	P7	P7	P7	P7	P7	
±	Home Occupation	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	((P18)) P17	
±	Home Industry	C		C	C	C						
	TEMPORARY LODGING:											
7041	Hotel/Motel (+)								P	P	P	
±	Bed and Breakfast Guesthouse	P9		P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses									P		
	GENERAL CROSS REFERENCES:	Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. 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.										

- 431 — B. Development conditions.
- 432 — 1. Except bed and breakfast guesthouses.
- 433 — 2. In the forest production district, the following conditions apply:
- 434 — a. Site disturbance associated with development of any new residence shall be
- 435 limited to three acres. Site disturbance shall mean all land alterations including, but not
- 436 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

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437 ~~disposal systems and driveways. Additional site disturbance for agriculture, including~~
438 ~~raising livestock, up to the smaller of thirty five percent of the lot or seven acres, may be~~
439 ~~approved only if a farm management plan is prepared in accordance with K.C.C. chapter~~
440 ~~21A.30. Animal densities shall be based on the area devoted to animal care and not the~~
441 ~~total area of the lot;~~

442 ~~———— b. A forest management plan shall be required for any new residence in the~~
443 ~~forest production district, that shall be reviewed and approved by the King County~~
444 ~~department of natural resources and parks before building permit issuance; and~~

445 ~~———— c. The forest management plan shall incorporate a fire protection element that~~
446 ~~includes fire safety best management practices developed by the department.~~

447 ~~———— 3. Only as part of a mixed use development subject to the conditions of K.C.C.~~
448 ~~chapter 21A.14, except that in the NB zone on properties with a land use designation of~~
449 ~~commercial outside of center (CO) in the urban areas, stand-alone townhouse~~
450 ~~developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and~~
451 ~~21A.14.180.~~

452 ~~———— 4. Only in a building listed on the National Register as an historic site or~~
453 ~~designated as a King County landmark subject to K.C.C. 21A.32.~~

454 ~~———— 5.a. In the R-1 zone, apartment units are permitted, if:~~

455 ~~———— (1) At least fifty percent of the site is constrained by unbuildable critical~~
456 ~~areas. For purposes of this subsection B.5.a.(1), unbuildable critical areas includes~~
457 ~~wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and~~

458 ~~———— (2) The density does not exceed a density of eighteen units per acre of net~~
459 ~~buildable area.~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 460 ~~———— b. In the R-4 through R-8 zones, apartment units are permitted if the density~~
461 ~~does not exceed a density of eighteen units per acre of net buildable area.~~
- 462 ~~———— c. If the proposal will exceed base density for the zone in which it is proposed,~~
463 ~~a conditional use permit is required.~~
- 464 ~~———— 6. Only as accessory to a school, college, university or church.~~
- 465 ~~———— 7.a. Accessory dwelling units:~~
- 466 ~~———— (1) Only one accessory dwelling per primary single detached dwelling unit;~~
467 ~~———— (2) Only in the same building as the primary dwelling unit on:~~
- 468 ~~———— (a) an urban lot that is less than five thousand square feet in area;~~
469 ~~———— (b) except as otherwise provided in subsection B.7.a.(5) of this section, a~~
470 ~~rural lot that is less than the minimum lot size; or~~
- 471 ~~———— (c) a lot containing more than one primary dwelling;~~
- 472 ~~———— (3) The primary dwelling unit or the accessory dwelling unit shall be owner~~
473 ~~occupied;~~
- 474 ~~———— (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,~~
475 ~~one of the dwelling units shall not exceed one thousand square feet of heated floor area~~
476 ~~except when one of the dwelling units is wholly contained within a basement or attic; and~~
- 477 ~~———— (b) When the primary and accessory dwelling units are located in the same~~
478 ~~building, or in multiple buildings connected by a breezeway or other structure, only one~~
479 ~~entrance may be located on each street;~~
- 480 ~~———— (5) On a site zoned RA:~~

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481 ~~————— (a) If one transferable development right is purchased from the rural area~~
482 ~~under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum~~
483 ~~floor area up to one thousand five hundred square feet; and~~

484 ~~————— (b) If one transferable development right is purchased from the rural area~~
485 ~~under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5~~
486 ~~zoned lot that is at least two and one-half acres and less than three and three-quarters~~
487 ~~acres;~~

488 ~~————— (6) One additional off-street parking space shall be provided;~~

489 ~~————— (7) The accessory dwelling unit shall be converted to another permitted use or~~
490 ~~shall be removed if one of the dwelling units ceases to be owner-occupied; and~~

491 ~~————— (8) An applicant seeking to build an accessory dwelling unit shall file a notice~~
492 ~~approved by the department of executive services, records and licensing services~~
493 ~~division, that identifies the dwelling unit as accessory. The notice shall run with the land.~~
494 ~~The applicant shall submit proof that the notice was filed before the department shall~~
495 ~~approve any permit for the construction of the accessory dwelling unit. The required~~
496 ~~contents and form of the notice shall be set forth in administrative rules. If an accessory~~
497 ~~dwelling unit in a detached building in the rural zone is subsequently converted to a~~
498 ~~primary unit on a separate lot, neither the original lot nor the new lot may have an~~
499 ~~additional detached accessory dwelling unit constructed unless the lot is at least twice the~~
500 ~~minimum lot area required in the zone; and~~

501 ~~————— (9) Accessory dwelling units and accessory living quarters are not allowed in~~
502 ~~the F-zone.~~

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503 ~~———— b. One single or twin engine, noncommercial aircraft shall be permitted only~~
504 ~~on lots that abut, or have a legal access that is not a county right of way, to a waterbody~~
505 ~~or landing field, but only if there are:~~

506 ~~———— (1) no aircraft sales, service, repair, charter or rental; and~~
507 ~~———— (2) no storage of aviation fuel except that contained in the tank or tanks of the~~
508 ~~aircraft.~~

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

512 ~~———— 8. Mobile home parks shall not be permitted in the R-1 zones.~~

513 ~~———— 9. Only as accessory to the permanent residence of the operator, and:~~

514 ~~———— a. Serving meals shall be limited to paying guests; and~~
515 ~~———— b. The number of persons accommodated per night shall not exceed five,~~
516 ~~except that a structure that satisfies the standards of the International Building Code as~~
517 ~~adopted by King County for R-1 occupancies may accommodate up to ten persons per~~
518 ~~night.~~

519 ~~———— 10. Only if part of a mixed use development, and subject to the conditions of~~
520 ~~subsection B.9. of this section.~~

521 ~~———— 11. Townhouses are permitted, but shall be subject to a conditional use permit if~~
522 ~~exceeding base density.~~

523 ~~———— 12. Required before approving more than one dwelling on individual lots,~~
524 ~~except on lots in subdivisions, short subdivisions or binding site plans approved for~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

525 ~~multiple unit lots, and except as provided for accessory dwelling units in subsection B.7.~~
526 ~~of this section.~~

527 ~~———— 13. No new mobile home parks are allowed in a rural zone.~~

528 ~~———— 14.a. Limited to domestic violence shelter facilities.~~

529 ~~———— b. Limited to domestic violence shelter facilities with no more than eighteen~~
530 ~~residents or staff.~~

531 ~~———— 15. Only in the R4 R8 zones limited to:~~

532 ~~———— a. developments no larger than one acre;~~

533 ~~———— b. not adjacent to another cottage housing development such that the total~~
534 ~~combined land area of the cottage housing developments exceeds one acre;~~

535 ~~———— c. All units must be cottage housing units with no less than three units and no~~
536 ~~more than sixteen units, provided that if the site contains an existing home that is not~~
537 ~~being demolished, the existing house is not required to comply with the height limitation~~
538 ~~in K.C.C. 21A.12.020.B.25, or the floor area and footprint limits in K.C.C.~~
539 ~~21A.14.025.B.; and~~

540 ~~———— d. Before filing an application with the department, the applicant shall hold a~~
541 ~~community meeting in accordance with K.C.C. 20.20.035.~~

542 ~~———— 15. The development for a detached single family residence shall be consistent~~
543 ~~with the following:~~

544 ~~———— a. The lot must have legally existed before March 1, 2005;~~

545 ~~———— b. The lot has a Comprehensive Plan land use designation of Rural~~
546 ~~Neighborhood Commercial Center or Rural Area; and~~

547 ~~———— c. The standards of this title for the RA 5 zone shall apply.~~

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548 ~~17. ((Housing for agricultural employees who are employed by the owner or~~
549 ~~operator of the site year round as follows:~~

550 ~~a. Not more than:~~

551 ~~(1) One agricultural employee dwelling unit on a site under twenty acres;~~

552 ~~(2) Two agricultural employee dwelling units on a site between twenty acres~~
553 ~~and fifty acres;~~

554 ~~(3) Three agricultural employee dwelling units on a site greater than fifty~~
555 ~~acres and less than one hundred acres; and~~

556 ~~(4) On sites one hundred acres and larger one additional agricultural~~
557 ~~employee dwelling unit for each additional one hundred acres;~~

558 ~~b. The primary use of the site shall be agricultural in SIC Industry Group No.~~
559 ~~01 Growing and Harvesting Crops or SIC Industry Group No. 02 Raising Livestock and~~
560 ~~Small Animals. If the primary use of the site changes to a nonagricultural use, all~~
561 ~~agricultural employee dwelling units shall be removed;~~

562 ~~c. The applicant shall file with the department of executive services, records~~
563 ~~and licensing services division, a notice approved by the department that identifies the~~
564 ~~agricultural employee dwelling units as accessory and that the dwelling units shall only~~
565 ~~be occupied by agricultural employees who are employed by the owner or operator year-~~
566 ~~round. The notice shall run with the land. The applicant shall submit to the department~~
567 ~~proof that the notice was filed with the department of executive services, records and~~
568 ~~licensing services division, before the department approves any permit for the~~
569 ~~construction of agricultural employee dwelling units;~~

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570 ~~_____ d. An agricultural employee dwelling unit shall not exceed a floor area of one~~
 571 ~~thousand square feet and may be occupied by no more than eight unrelated agricultural~~
 572 ~~employees;~~

573 ~~_____ e. One off street parking space shall be provided for each agricultural~~
 574 ~~employee dwelling unit; and~~

575 ~~_____ f. The agricultural employee dwelling units shall be constructed in compliance~~
 576 ~~with K.C.C. Title 16.~~

577 ~~_____ 18.)) Allowed if consistent with K.C.C. chapter 21A.30.~~

578 ~~_____ SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C.~~
 579 ~~21A.08.050 are each hereby amended to read as follows:~~

580 ~~_____ A. General services land uses:~~

KEY		RESOURCE			RU	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
		A	F	M	RA	UR	R1-S	R12-48	N	CB	RB	O	I					
P-Permitted Use		A	F	M	RA	UR	R1-S	R12-48	N	CB	RB	O	I					
C-Conditional Use		G	O	I	U	R	E	R	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	A		E		N		O	S	I	S	A	S		R
		T			R				T		R	S	T	S	L	S		I
		U			E				I		H		Y					A
		R			A				A		O							L
		E							L		O							
											D							
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-S	R12-48	N	CB	RB	O	I					
	PERSONAL SERVICES:																	
72	General Personal Service						C25 ((C37)) C36	C25 ((C37)) C36	P	P	P	P3	P					

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		4)) <u>C32</u>			<u>C23</u>	<u>C32</u>							
	HEALTH SERVICES:												
801-04	Office/Outpatient Clinic				P12-C 13a	P12 C13a	P12 C13a ((C37)) <u>C36</u>	P12 C13a ((C37)) <u>C36</u>	P	P	P	P	P
805	Nursing and Personal Care Facilities						C		P	P			
806	Hospital						C13a C13a		P	P		C	
807	Medical/Dental Lab								P	P	P	P	P
808-00	Miscellaneous Health								P	P	P		
	EDUCATION SERVICES:												
±	Elementary School				<u>P38</u> <u>P39</u> ((P40))	P	P	P	P16 ((P40)) <u>P39</u>	P16 ((P40)) <u>P39</u>	P16 ((P40)) <u>P39</u>		
±	Middle/Junior-High School				((P40) C39)) <u>P39</u> C38 and 31	P	P	P	P16 ((C40)) <u>C39</u>	P16 ((C40)) <u>C39</u>	P16 ((C40)) <u>C39</u>		
±	Secondary or High School				((C39) <u>C38</u> and 31 ((C41) <u>C40</u> and 31	P26	P26	P26	P16 C15	P16 C15	P16		
±	Vocational School					P13a-C	P13a-C	P13a-C			P15	P17	P
±	Specialized Instruction School		P18		P19 C20 and 31	P19-C20	P19-C20	P19-C20	P	P	P	P17	((P 38) P 37
±	School District Support Facility					P23-C	P23-C	P23-C	C1 5	P15	P15	P15	P 15
GENERAL CROSS REFERENCES:		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											

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Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.

- 581 ~~B. Development conditions:~~
- 582 ~~1. Except SIC Industry No. 7534 Tire Retreading, see manufacturing permitted~~
- 583 ~~use table.~~
- 584 ~~2. Except SIC Industry Group Nos.:~~
- 585 ~~a. 835 Day Care Services, and~~
- 586 ~~b. Community residential facilities.~~
- 587 ~~3. Limited to SIC Industry Group and Industry Nos.:~~
- 588 ~~a. 723 Beauty Shops;~~
- 589 ~~b. 724 Barber Shops;~~
- 590 ~~c. 725 Shoe Repair Shops and Shoeshine Parlors;~~
- 591 ~~d. 7212 Garment Pressing and Agents for Laundries and Drycleaners; and~~
- 592 ~~e. 217 Carpet and Upholstery Cleaning.~~
- 593 ~~4. Only as accessory to a cemetery, and prohibited from the UR zone only if the~~
- 594 ~~property is located within a designated unincorporated Rural Town.~~
- 595 ~~5. Structures shall maintain a minimum distance of one hundred feet from~~
- 596 ~~property lines adjoining rural area and residential zones.~~
- 597 ~~6. Only as accessory to residential use, and:~~
- 598 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
- 599 ~~with no openings except for gates, and have a minimum height of six feet; and~~
- 600 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
- 601 ~~from property lines adjoining rural area and residential zones.~~

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602 ~~7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.~~
603 ~~21A.08.060.A.~~

604 ~~8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,~~
605 ~~or an accessory use to a school, church, park, sport club or public housing administered~~
606 ~~by a public agency; and:~~

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

609 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
610 ~~from property lines adjoining rural area and residential zones;~~

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

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

615 ~~9. As a home occupation only, but the square footage limitations in K.C.C.~~
616 ~~chapter 21A.30 for home occupations apply only to the office space for the veterinary~~
617 ~~clinic, and:~~

618 ~~a. Boarding or overnight stay of animals is allowed only on sites of five acres~~
619 ~~or more;~~

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

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

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

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

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

627 ~~———— b. The portion of the building or structure in which animals are kept or treated~~

628 ~~shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be~~

629 ~~surrounded by an eight foot high solid wall and the floor area shall be surfaced with~~

630 ~~concrete or other impervious material; and~~

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

632 ~~———— 11. The repair work or service shall only be performed in an enclosed building,~~

633 ~~and no outdoor storage of materials. SIC Industry No. 7532 Top, Body, and Upholstery~~

634 ~~Repair Shops and Paint Shops is not allowed.~~

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

636 ~~Before filing an application with the department, the applicant shall hold a community~~

637 ~~meeting in accordance with K.C.C. 20.20.035.~~

638 ~~———— 13.a. Except as otherwise provided in subsection B.13.b₂ of this ((sub))section,~~

639 ~~only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.~~

640 ~~———— b. Allowed for a social service agency on a site in the NB zone that serves~~

641 ~~transitional or low income housing located within three hundred feet of the site on which~~

642 ~~the social service agency is located.~~

643 ~~———— c. Before filing an application with the department, the applicant shall hold a~~

644 ~~community meeting in accordance with K.C.C. 20.20.035.~~

645 ~~———— 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not~~

646 ~~exceed twenty thousand square feet, but stabling areas, whether attached or detached,~~

647 ~~shall not be counted in this calculation.~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 648 ~~15. If located outside of the urban growth area, limited to projects that are of a~~
649 ~~size and scale designed to primarily serve the rural area and shall be located within a rural~~
650 ~~town.~~
- 651 ~~16. If located outside of the urban growth area, shall be designed to primarily~~
652 ~~serve the rural area and shall be located within a rural town. In CB, RB and O, for K-12~~
653 ~~schools with no more than one hundred students.~~
- 654 ~~17. All instruction must be within an enclosed structure.~~
- 655 ~~18. Limited to resource management education programs.~~
- 656 ~~19. Only as accessory to residential use, and:~~
- 657 ~~a. Students shall be limited to twelve per one-hour session;~~
- 658 ~~b. Except as provided in ((subsection)) B.19.c. of this ((sub))section, all~~
659 ~~instruction must be within an enclosed structure;~~
- 660 ~~c. Outdoor instruction may be allowed on properties at least two and one-half~~
661 ~~acres in size. Any outdoor activity must comply with the requirements for setbacks in~~
662 ~~K.C.C. chapter 21A.12; and~~
- 663 ~~d. Structures used for the school shall maintain a distance of twenty-five feet~~
664 ~~from property lines adjoining rural area and residential zones.~~
- 665 ~~20. Subject to the following:~~
- 666 ~~a. Structures used for the school and accessory uses shall maintain a minimum~~
667 ~~distance of twenty-five feet from property lines adjoining residential zones;~~
- 668 ~~b. On lots over two and one-half acres:~~
- 669 ~~(1) Retail sale of items related to the instructional courses is permitted, if total~~
670 ~~floor area for retail sales is limited to two thousand square feet;~~

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

675 ~~———— (3) Other incidental student supporting uses are allowed, if such uses are~~
676 ~~found to be both compatible with and incidental to the principal use; and~~

677 ~~———— e. On sites over ten acres, located in a designated Rural Town and zoned any~~
678 ~~one or more of UR, R-1 and R-4:~~

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

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

685 ~~———— (3) Other incidental student supporting uses are allowed, if the uses are found~~
686 ~~to be functionally related, subordinate, compatible with and incidental to the principal~~
687 ~~use;~~

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

689 ~~———— (5) Advertised special events shall comply with the temporary use~~
690 ~~requirements of this chapter; and~~

691 ~~———— (6) Existing structures that are damaged or destroyed by fire or natural event,~~
692 ~~if damaged by more than fifty percent of their prior value, may reconstruct and expand an~~
693 ~~additional sixty five percent of the original floor area but need not be approved as a~~

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694 conditional use if their use otherwise complies with the development condition in
695 subsection B.20.c. of this section and this title.

696 ~~21. Limited to:~~

697 ~~a. drop box facilities accessory to a public or community use such as a school,~~
698 ~~fire station or community center; or~~

699 ~~b. in the RA zone, a facility accessory to a retail nursery, garden center and~~
700 ~~farm supply store that accepts earth materials, vegetation, organic waste, construction and~~
701 ~~demolition materials or source separated organic materials, if:~~

702 ~~(1) the site is five acres or greater;~~

703 ~~(2) all material is deposited into covered containers or onto covered~~
704 ~~impervious areas;~~

705 ~~(3) the facility and any driveways or other access to the facility maintain a~~
706 ~~setback of at least twenty five feet from adjacent properties;~~

707 ~~(4) the total area of the containers and covered impervious area is ten~~
708 ~~thousand square feet or less;~~

709 ~~(5) ten feet of type II landscaping is provided between the facility and~~
710 ~~adjacent properties;~~

711 ~~(6) no processing of the material is conducted on site; and~~

712 ~~(7) access to the facility is not from a local access street.~~

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

716 ~~23. Only if adjacent to an existing or proposed school.~~

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- 717 ~~———— 24. Limited to columbariums accessory to a church, but required landscaping~~
718 ~~and parking shall not be reduced.~~
- 719 ~~———— 25. Not permitted in R-1 and limited to a maximum of five thousand square feet~~
720 ~~per establishment and subject to the additional requirements in K.C.C. 21A.12.230.~~
- 721 ~~———— 26.a. New high schools permitted in the rural and the urban residential and~~
722 ~~urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.~~
- 723 ~~———— b. Renovation, expansion, modernization, or reconstruction of a school, or the~~
724 ~~addition of relocatable facilities, is permitted.~~
- 725 ~~———— 27. Limited to projects that do not require or result in an expansion of sewer~~
726 ~~service outside the urban growth area. In addition, such use shall not be permitted in the~~
727 ~~RA-20 zone.~~
- 728 ~~———— 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter~~
729 ~~21A.32 or as a joint use of an existing public school facility.~~
- 730 ~~———— 29. All studio use must be within an enclosed structure.~~
- 731 ~~———— 30. Adult use facilities shall be prohibited within six hundred sixty feet of any~~
732 ~~rural area and residential zones, any other adult use facility, school, licensed daycare~~
733 ~~centers, parks, community centers, public libraries or churches that conduct religious or~~
734 ~~educational classes for minors.~~
- 735 ~~———— 31. Subject to review and approval of conditions to comply with trail corridor~~
736 ~~provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~
- 737 ~~———— 32. Limited to repair of sports and recreation equipment:~~
- 738 ~~———— a. as accessory to a recreation or multiuse park in the urban growth area; or~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

739 ~~_____ b. as accessory to a park and limited to a total floor area of seven hundred fifty~~
740 ~~square feet.~~

741 ~~_____ 33. ((Accessory to agricultural or forestry uses provided:~~

742 ~~_____ a. the repair of tools and machinery is limited to those necessary for the~~
743 ~~operation of a farm or forest.~~

744 ~~_____ b. the lot is at least five acres.~~

745 ~~_____ c. the size of the total repair use is limited to one percent of the lot size up to a~~
746 ~~maximum of five thousand square feet unless located in a farm structure, including but~~
747 ~~not limited to barns, existing as of December 31, 2003.~~

748 ~~_____ 34.)) Subject to the following:~~

749 ~~_____ a. the lot is at least five acres;~~

750 ~~_____ b. in the A zones, area used for dog training shall be located on portions of~~
751 ~~agricultural lands that are unsuitable for other agricultural purposes, such as areas within~~
752 ~~the already developed portion of such agricultural lands that are not available for direct~~
753 ~~agricultural production or areas without prime agricultural soils;~~

754 ~~_____ c. structures and areas used for dog training shall maintain a minimum distance~~
755 ~~of seventy five feet from property lines; and~~

756 ~~_____ d. all training activities shall be conducted within fenced areas or in indoor~~
757 ~~facilities. Fences must be sufficient to contain the dogs.~~

758 ~~_____ ((35.)) 34. Limited to animal rescue shelters and provided that:~~

759 ~~_____ a. the property shall be at least four acres;~~

760 ~~_____ b. buildings used to house rescued animals shall be no less than fifty feet from~~
761 ~~property lines;~~

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762 ~~_____ c. outdoor animal enclosure areas shall be located no less than thirty feet from~~
763 ~~property lines and shall be fenced in a manner sufficient to contain the animals;~~

764 ~~_____ d. the facility shall be operated by a nonprofit organization registered under the~~
765 ~~Internal Revenue Code as a 501(c)(3) organization; and~~

766 ~~_____ e. the facility shall maintain normal hours of operation no earlier than 7 a.m.~~
767 ~~and no later than 7 p.m.~~

768 ~~_____ ((36.)) 35. Limited to kennel free dog boarding and daycare facilities, and:~~

769 ~~_____ a. the property shall be at least four and one half acres;~~

770 ~~_____ b. buildings housing dogs shall be no less than seventy five feet from property~~
771 ~~lines;~~

772 ~~_____ c. outdoor exercise areas shall be located no less than thirty feet from property~~
773 ~~lines and shall be fenced in a manner sufficient to contain the dogs;~~

774 ~~_____ d. the number of dogs allowed on the property at any one time shall be limited~~
775 ~~to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and~~

776 ~~_____ e. training and grooming are ancillary services that may be provided only to~~
777 ~~dogs staying at the facility; and~~

778 ~~_____ f. the facility shall maintain normal hours of operation no earlier than 7 a.m.~~
779 ~~and no later than 7 p.m.~~

780 ~~_____ ((37.)) 36. Not permitted in R-1 and subject to the additional requirements in~~
781 ~~K.C.C. 21A.12.250.~~

782 ~~_____ ((38.)) 37. Driver training is limited to driver training schools licensed under~~
783 ~~chapter 46.82 RCW.~~

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784 ~~_____ ((39.)) 38. A school may be located outside of the urban growth area only if~~
785 ~~allowed under King County Comprehensive Plan policies.~~

786 ~~_____ ((40.)) 39. Only as a reuse of an existing public school.~~

787 ~~_____ ((41.)) 40. A high school may be allowed as a reuse of an existing public school~~
788 ~~if allowed under King County Comprehensive Plan policies.~~

789 ~~_____ ((42.)) 41. Commercial kennels and commercial catteries in the A zone are~~
790 ~~subject to the following:~~

791 ~~_____ a. Only as a home occupation, but the square footage limitations in K.C.C.~~
792 ~~chapter 21A.30.085 for home occupations apply only to the office space for the~~
793 ~~commercial kennel or commercial cattery; and~~

794 ~~_____ b. Subject to K.C.C. 21A.30.020, except:~~

795 ~~_____ (1) A building or structure used for housing dogs or cats and any outdoor~~
796 ~~runs shall be set back one hundred and fifty feet from property lines;~~

797 ~~_____ (2) The portion of the building or structure in which the dogs or cats are kept~~
798 ~~shall be soundproofed;~~

799 ~~_____ (3) Impervious surface for the kennel or cattery shall not exceed twelve~~
800 ~~thousand square feet; and~~

801 ~~_____ (4) Obedience training classes are not allowed except as provided in~~
802 ~~subsection ((B.34.)) B.33. of this section.~~

803 ~~_____ ((43.)) 42. Commercial kennels and commercial catteries are subject to K.C.C.~~
804 ~~21A.30.020.~~

805 ~~_____ SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C.~~
806 ~~21A.08.060 are each hereby amended to read as follows:~~

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		C27	C27	C27	P28		C27	C27					
					C27								
2	Commuter Parking Lot				C ((33 P19)) P19	C ((P19)) P18	C ((P1 9)) P18	C ((19)) P18	P	P	P	P	((P35) P23
2	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
2	Factor Waste Receiving Facility	P	P	P	((P1 8)) P17	((P18)) P17	((P1 8)) P17	((P1 8)) P17	((P31)) P30	((P31)) P30	((P3 1)) P30	((P31) P30	P
BUSINESS SERVICES:													
2	Construction and Trade				((P3 4)) P22						P	P9	P
2	Individual Transportation and Taxi									((P25)) P24	P	P40	P
421	Trucking and Courier Service									P11	P12	P13	P
2	Warehousing, (1) and Wholesale Trade												P
2	Self-service Storage							P14	((P37)) P34	P	P	P	P
4221	Farm Product Warehousing, Refrigeration and Storage	((P1 5 C36)			((P1 5 and 33 C36)	((P15 C36))							P
2	Log Storage	P((1 5)) P5	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other									P	P	P	P

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	Communications													
±	General Business Service							P	P	P	P			((P16) P15
±	Professional Office							P	P	P	P			((P16) P15
7212	Outdoor Advertising Service									P				((P17) P16
735	Miscellaneous Equipment Rental									((P17))	P			((P17) P16
751	Automotive Rental and Leasing									P	P			P
752	Automotive Parking							((P20))	((P20))			((P2) P20		((P20) P19a
±	Off-Street Required Parking Lot							((P3) P31	((P32)) P31	((P3) P31	((P3) P31	((P3) P31	((P32) P31	((P32) P31
7941	Professional Sport Teams/Promoters										P	P		
873	Research, Development and Testing										P2	P2		P2
±	Heavy Equipment and Tractor Repair													P
ACCESSORY USES:														
±	Commercial/Industrial Accessory Uses										P	P	P	
±	Helistop													
								((C23)) C23	((C2) C23	((C2) C23	((C23)) C23	((C23)) C23	((C2) C23	((C2) C23
GENERAL: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters 21A.12 through 21A.30;														
CROSS: General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40														
REFERENCES: through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06.														

808 ——— B. Development conditions.

809 ——— 1. Except self-service storage.

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- 810 ~~_____ 2. Except SIC Industry No. 8732 Commercial Economic, Sociological, and~~
 811 ~~Educational Research, see general business service/office.~~
- 812 ~~_____ 3.a. Only as a reuse of a public school facility or a surplus nonresidential facility~~
 813 ~~subject to K.C.C. chapter 21A.32; or~~
- 814 ~~_____ b. only when accessory to a fire facility and the office is no greater than one~~
 815 ~~thousand five hundred square feet of floor area.~~
- 816 ~~_____ 4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter~~
 817 ~~21A.32.~~
- 818 ~~_____ 5. New utility office locations only if there is no commercial/industrial zoning~~
 819 ~~in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that~~
 820 ~~no feasible alternative location is possible, and provided further that this condition~~
 821 ~~applies to the UR zone only if the property is located within a designated unincorporated~~
 822 ~~Rural Town.~~
- 823 ~~_____ 6.a. All buildings and structures shall maintain a minimum distance of twenty~~
 824 ~~feet from property lines adjoining rural area and residential zones;~~
- 825 ~~_____ b. Any buildings from which fire fighting equipment emerges onto a street~~
 826 ~~shall maintain a distance of thirty five feet from such street;~~
- 827 ~~_____ c. No outdoor storage; and~~
- 828 ~~_____ d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no~~
 829 ~~feasible alternative location is possible.~~
- 830 ~~_____ 7. Limited to storefront police offices. Such offices shall not have:~~
- 831 ~~_____ a. holding cells;~~
- 832 ~~_____ b. suspect interview rooms (except in the NB zone); or~~

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- 833 ~~_____ c. long term storage of stolen properties.~~
- 834 ~~_____ 8. Private stormwater management facilities serving development proposals~~
835 ~~located on commercial/industrial zoned lands shall also be located on~~
836 ~~commercial/industrial lands, unless participating in an approved shared facility drainage~~
837 ~~plan. Such facilities serving development within an area designated urban in the King~~
838 ~~County Comprehensive Plan shall only be located in the urban area.~~
- 839 ~~_____ 9. No outdoor storage of materials.~~
- 840 ~~_____ 10. Limited to office uses.~~
- 841 ~~_____ 11. Limited to self service household moving truck or trailer rental accessory to~~
842 ~~a gasoline service station.~~
- 843 ~~_____ 12. Limited to self service household moving truck or trailer rental accessory to~~
844 ~~a gasoline service station and SIC Industry No. 4215 Courier Services, except by air.~~
- 845 ~~_____ 13. Limited to SIC Industry No. 4215 Courier Services, except by air.~~
- 846 ~~_____ 14. Accessory to an apartment development of at least twelve units provided:~~
847 ~~_____ a. The gross floor area in self service storage shall not exceed the total gross~~
848 ~~floor area of the apartment dwellings on the site;~~
849 ~~_____ b. All outdoor lights shall be deflected, shaded and focused away from all~~
850 ~~adjoining property;~~
- 851 ~~_____ c. The use of the facility shall be limited to dead storage of household goods;~~
- 852 ~~_____ d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or~~
853 ~~similar equipment;~~
- 854 ~~_____ e. No outdoor storage or storage of flammable liquids, highly combustible or~~
855 ~~explosive materials or hazardous chemicals;~~

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- 856 ~~_____ f. No residential occupancy of the storage units;~~
- 857 ~~_____ g. No business activity other than the rental of storage units; and~~
- 858 ~~_____ h. A resident director shall be required on the site and shall be responsible for~~
859 ~~maintaining the operation of the facility in conformance with the conditions of approval.~~
- 860 ~~_____ i. Before filing an application with the department, the applicant shall hold a~~
861 ~~community meeting in accordance with K.C.C. 20.20.035.~~
- 862 ~~_____ 15.((a. The floor area devoted to warehousing, refrigeration or storage shall not~~
863 ~~exceed two thousand square feet;~~
- 864 ~~_____ b. Structures and areas used for warehousing, refrigeration and storage shall~~
865 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~
866 ~~and residential zones; and~~
- 867 ~~_____ c. Warehousing, refrigeration and storage is limited to agricultural products~~
868 ~~and sixty percent or more of the products must be grown or processed in the Puget Sound~~
869 ~~counties. At the time of the initial application, the applicant shall submit a projection of~~
870 ~~the source of products to be included in the warehousing, refrigeration or storage.~~
- 871 ~~_____ 16.)) Only as an accessory use to another permitted use.~~
- 872 ~~_____ ((17.)) 16. No outdoor storage.~~
- 873 ~~_____ ((18.)) 17. Only as an accessory use to a public agency or utility yard, or to a~~
874 ~~transfer station.~~
- 875 ~~_____ ((19.)) 18. Limited to new commuter parking lots designed for thirty or fewer~~
876 ~~parking spaces or commuter parking lots located on existing parking lots for churches,~~
877 ~~schools, or other permitted nonresidential uses that have excess capacity available during~~

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878 ~~commuting; provided that the new or existing lot is adjacent to a designated arterial that~~
879 ~~has been improved to a standard acceptable to the department of transportation;~~
880 ~~———— ((20.)) 19.a. No tow in lots for damaged, abandoned or otherwise impounded~~
881 ~~vehicles((,)); and~~
882 ~~———— b. Tow in lots for damaged, abandoned or otherwise impounded vehicles shall~~
883 ~~be:~~
884 ~~———— (1) permitted only on parcels located within Vashon Town Center;~~
885 ~~———— (2) accessory to a gas or automotive service use; and~~
886 ~~———— (3) limited to no more than ten vehicles.~~
887 ~~———— ((21.)) 20. No dismantling or salvage of damaged, abandoned or otherwise~~
888 ~~impounded vehicles.~~
889 ~~———— ((22.)) 21. Storage limited to accessory storage of commodities sold at retail on~~
890 ~~the premises or materials used in the fabrication of commodities sold on the premises.~~
891 ~~———— ((23.)) 22. Limited to emergency medical evacuation sites in conjunction with~~
892 ~~police, fire or health service facility. Helistops are prohibited from the UR zone only if~~
893 ~~the property is located within a designated unincorporated Rural Town.~~
894 ~~———— ((24.)) 23. Allowed as accessory to an allowed use.~~
895 ~~———— ((25.)) 24. Limited to private road ambulance services with no outside storage~~
896 ~~of vehicles.~~
897 ~~———— ((26.)) 25. Limited to two acres or less.~~
898 ~~———— ((27.)) 26.a. Utility yards only on sites with utility district offices; or~~
899 ~~———— b. Public agency yards are limited to material storage for road maintenance~~
900 ~~facilities.~~

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901 ~~———— ((28.)) 27. Limited to bulk gas storage tanks that pipe to individual residences~~
 902 ~~but excluding liquefied natural gas storage tanks.~~

903 ~~———— ((29.)) 28. Excluding bulk gas storage tanks.~~

904 ~~———— ((30.)) 29. For I zoned sites located outside the urban growth area designated by~~
 905 ~~the King County Comprehensive Plan, uses shall be subject to the provisions for rural~~
 906 ~~industrial uses in K.C.C. chapter 21A.12.~~

907 ~~———— ((31.)) 30. Vector waste treatment, storage and disposal shall be limited to liquid~~
 908 ~~materials. Materials shall be disposed of directly into a sewer system, or shall be stored~~
 909 ~~in tanks (or other covered structures), as well as enclosed buildings.~~

910 ~~———— ((32.)) 31. Subject to the following:~~

911 ~~———— a. Off street required parking for a land use located in the urban area must be~~
 912 ~~located in the urban area;~~

913 ~~———— b. Off street required parking for a land use located in the rural area must be~~
 914 ~~located in the rural area; and~~

915 ~~———— c.(1) Except as provided in subsection ((B.32.c.(2))) B.31.c.(2) of this~~
 916 ~~subsection, off street required parking must be located on a lot that would permit, either~~
 917 ~~outright or through a land use permit approval process, the land use the off street parking~~
 918 ~~will serve.~~

919 ~~———— (2) For a social service agency allowed under K.C.C. 21A.08.050_B.13.b. to~~
 920 ~~be located on a site in the NB zone, off street required parking may be located on a site~~
 921 ~~within three hundred feet of the social service agency, regardless of zoning classification~~
 922 ~~of the site on which the parking is located.~~

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923 ~~_____ ((33. Subject to review and approval of conditions to comply with trail corridor~~
924 ~~provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~
925 ~~_____ 34.)) 32. Limited to landscape and horticultural services (SIC 078) that are~~
926 ~~accessory to a retail nursery, garden center and farm supply store. Construction~~
927 ~~equipment for the accessory use shall not be stored on the premises.~~
928 ~~_____ ((35.)) 33. Allowed as a primary or accessory use to an allowed industrial zoned~~
929 ~~land use.~~
930 ~~_____ ((36. Accessory to agricultural uses provided:~~
931 ~~_____ a. In the RA zones and on lots less than thirty five acres in the A zone, the~~
932 ~~floor area devoted to warehousing, refrigeration or storage shall not exceed three~~
933 ~~thousand five hundred square feet unless located in a building designated as historic~~
934 ~~resource under K.C.C. chapter 20.62;~~
935 ~~_____ b. On lots at least thirty five acres in the A zones, the floor area devoted to~~
936 ~~warehousing, refrigeration or storage shall not exceed seven thousand square feet unless~~
937 ~~located in a building designated as historic resource under K.C.C. chapter 20.62.~~
938 ~~_____ c. In the A zones, structures and areas used for warehousing, refrigeration and~~
939 ~~storage shall be located on portions of agricultural lands that are unsuitable for other~~
940 ~~agricultural purposes, such as areas within the already developed portion of such~~
941 ~~agricultural lands that are not available for direct agricultural production, or areas without~~
942 ~~prime agricultural soils;~~
943 ~~_____ d. Structures and areas used for warehousing, refrigeration or storage shall~~
944 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~
945 ~~and residential zones; and~~

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	and Hardware Stores		P20										
±	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P		
±	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
±	Department and Variety Stores						((C14a))))C13a	((P14))))	P5	P	P		
54	Food Stores						((C15a))))C14a	((P15))))	P	P	P	C	P6
±	Agricultural Product Sales	((P7 C7))	P4		P3 ((P7 C7))	P3	P3	((P25))))	((P25))))P22	((P25))))P22	((P25))))P22	((P25))))	((P25))))
±	Farmers Market	((P24)))) P21	((P24)))) P21		((P24))))P21	((P24))))P21	((P24))))P21	((P24))))P21	((P24))))P21	((P24))))P21	((P24))))P21	((P24))))P21	((P24))))P21
±	Motor Vehicle and Boat Dealers										((P8)) P7		P
553	Auto Supply Stores									((P9)) P8	((P9)) P8		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		

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2	Furniture and Home Furnishings Stores								P	P		
58	Eating and Drinking Places			((P24)) <u>P18</u> C16		((P20)) <u>P17</u> C15	((P20)) <u>P17</u> C15	((P10)) <u>P9</u>	P	P	P	P
2	Drug Stores					((C15)) <u>C14</u>	((P15))) <u>P14</u>	P	P	P	C	
2	Recreational-marijuana retailer							((P26)) <u>P23</u> C24	((P26)) <u>P23</u> C24			
592	Liquor Stores	((P13))) <u>P12</u>		((P13))) <u>P12</u>	((P13)) <u>P12</u>			((P13))) <u>P12</u>	P	P		
592	Used Goods, Antiques, Secondhand Shops								P	P		
2	Sporting Goods and Related Stores		((P22))) <u>P10</u>	((P22))) <u>P10</u>	((P22)) <u>P10</u>	((P22)) <u>P10</u>	((P22))) <u>P10</u>	((P22)) <u>P10</u>	P	P	((P22))) <u>P10</u>	((P22))) <u>P10</u>
2	Book, Stationery, Video and Art Supply Stores					((C15a)) <u>C14a</u>	((P15))) <u>P14</u>	P	P	P		
2	Jewelry Stores								P	P		
2	Monuments, Tombstones and Gravestone									P		

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962 ~~Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not~~
 963 ~~considered part of the covered sales area;~~
 964 ~~—— b. The site area shall be at least four and one half acres;~~
 965 ~~—— c. Sales may include locally made arts and crafts; and~~
 966 ~~—— d. Outside lighting is permitted if no off site glare is allowed.~~
 967 ~~—— 2. Only hardware stores.~~
 968 ~~—— 3.a. Limited to products grown on site.~~
 969 ~~—— b. Covered sales areas shall not exceed a total area of five hundred square feet.~~
 970 ~~—— 4. No permanent structures or signs.~~
 971 ~~—— 5. Limited to SIC Industry No. 5331 Variety Stores, and further limited to a~~
 972 ~~maximum of two thousand square feet of gross floor area.~~
 973 ~~—— 6. Limited to a maximum of five thousand square feet of gross floor area.~~
 974 ~~—— 7.(a. As a permitted use, the covered sales area shall not exceed two thousand~~
 975 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~
 976 ~~chapter 20.62. As a conditional use, up to three thousand five hundred square feet of~~
 977 ~~covered sales area may be allowed;~~
 978 ~~—— b. The site area shall be at least four and one half acres;~~
 979 ~~—— c. Forty percent or more of the gross sales of agricultural product sold through~~
 980 ~~the store must be sold by the producers of primary agricultural products;~~
 981 ~~—— d. Sixty percent or more of the gross sales of agricultural products sold through~~
 982 ~~the store shall be derived from products grown or produced in the Puget Sound counties.~~
 983 ~~At the time of the initial application, the applicant shall submit a reasonable projection of~~
 984 ~~the source of product sales;~~

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985 ~~_____ e. Sales shall be limited to agricultural products and locally made arts and~~
986 ~~crafts;~~

987 ~~_____ f. Storage areas for agricultural products may be included in a farm store~~
988 ~~structure or in any accessory building; and~~

989 ~~_____ g. Outside lighting is permitted if no off site glare is allowed.~~

990 ~~_____ 8.) Excluding retail sale of trucks exceeding one ton capacity.~~

991 ~~_____ ((9.)) 8. Only the sale of new or reconditioned automobile supplies is permitted.~~

992 ~~_____ ((10.)) 9. Excluding SIC Industry No. 5813 Drinking Places.~~

993 ~~_____ ((11.)) 10. No outside storage of fuel trucks and equipment.~~

994 ~~_____ ((12.)) 11. Excluding vehicle and livestock auctions.~~

995 ~~_____ ((13.)) 12. Only as accessory to a winery or SIC Industry No. 2082 Malt~~
996 ~~Beverages, and limited to products produced on site and incidental items where~~
997 ~~the majority of sales are generated from products produced on site.~~

998 ~~_____ ((14.)) 13.a. Not in R-1 and limited to SIC Industry No. 5331 Variety Stores,~~
999 ~~limited to a maximum of five thousand square feet of gross floor area, and subject to~~
1000 ~~K.C.C. 21A.12.230; and~~

1001 ~~_____ b. Before filing an application with the department, the applicant shall hold a~~
1002 ~~community meeting in accordance with K.C.C. 20.20.035.~~

1003 ~~_____ ((15.)) 14.a. Not permitted in R-1 and limited to a maximum of five thousand~~
1004 ~~square feet of gross floor area and subject to K.C.C. 21A.12.230; and~~

1005 ~~_____ b. Before filing an application with the department, the applicant shall hold a~~
1006 ~~community meeting in accordance with K.C.C. 20.20.035.~~

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1007 ~~———— ((16.)) 15.a. Not permitted in R-1 and excluding SIC Industry No. 5813-~~
1008 ~~Drinking Places, and limited to a maximum of five thousand square feet of gross floor~~
1009 ~~area and subject to K.C.C. 21A.12.230, except as provided in subsection ((B.20.)) B.17.~~
1010 ~~of this section; and~~

1011 ~~———— b. Before filing an application with the department, the applicant shall hold a~~
1012 ~~community meeting in accordance with K.C.C. 20.20.035.~~

1013 ~~———— ((17. Retail sale of livestock is permitted only as accessory to raising livestock.~~
1014 ~~———— 18. Limited to the R-1 zone.~~

1015 ~~———— 19.)) 16. Only as:~~

1016 ~~———— a. an accessory use to a permitted manufacturing or retail land use, limited to~~
1017 ~~espresso stands to include sales of beverages and incidental food items, and not to include~~
1018 ~~drive through sales; or~~

1019 ~~———— b. an accessory use to a recreation or multiuse park, limited to a total floor area~~
1020 ~~of three thousand five hundred square feet.~~

1021 ~~———— ((20.)) 17. Only as:~~

1022 ~~———— a. an accessory use to a recreation or multiuse park; or~~

1023 ~~———— b. an accessory use to a park and limited to a total floor area of one thousand~~
1024 ~~five hundred square feet.~~

1025 ~~———— ((21.)) 18. Accessory to a park, limited to a total floor area of seven hundred~~
1026 ~~fifty square feet.~~

1027 ~~———— ((22.)) 19. Only as an accessory use to:~~

1028 ~~———— a. a large active recreation and multiuse park in the urban growth area; or~~

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1029 ~~_____ b. a park, or a recreation or multiuse park in the RA zones, and limited to a~~
1030 ~~total floor area of seven hundred and fifty square feet.~~

1031 ~~_____ ((23.)) 20. Only as accessory to SIC Industry Group No. 242 Sawmills and SIC~~
1032 ~~Industry No. 2431 Millwork and;~~

1033 ~~_____ a. limited to lumber milled on site; and~~

1034 ~~_____ b. the covered sales area is limited to two thousand square feet. The covered~~
1035 ~~sales area does not include covered areas used to display only milled lumber.~~

1036 ~~_____ ((24.)) 21. Requires at least five farmers selling their own products at each~~
1037 ~~market and the annual value of sales by farmers should exceed the annual sales value of~~
1038 ~~nonfarmer vendors.~~

1039 ~~_____ ((25.)) 22. Limited to sites located within the urban growth area and:~~

1040 ~~_____ a. The sales area shall be limited to three hundred square feet and must be~~
1041 ~~removed each evening;~~

1042 ~~_____ b. There must be legal parking that is easily available for customers; and~~

1043 ~~_____ c. The site must be in an area that is easily accessible to the public, will~~
1044 ~~accommodate multiple shoppers at one time and does not infringe on neighboring~~
1045 ~~properties.~~

1046 ~~_____ ((26.)) 23. Per parcel, limited to a maximum aggregated total of two thousand~~
1047 ~~square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.~~

1048 ~~_____ ((27.)) 24. Per parcel, limited to a maximum aggregated total of five thousand~~
1049 ~~square feet gross floor area devoted to, and in support of, the retail sale of marijuana.~~

1050 ~~_____ SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C.~~
1051 ~~21A.08.080 are each hereby amended to read as follows:~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

1052 ——— A. Manufacturing land uses.

KEY		RESOURCE			RURA	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	
		G	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	L	N	O	N	C	S
		E	U	T	A			V		E	B	E	N	E	N	E	E	T
					L	A				E	O	S	I	S	A	S		R
						R				F	R	S	T	S	L	S		I
						E				I	H	Y						A
						A				A	O							L
										L	O							
										D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1	R12	NB	CB	RB	O	I					
							S	-48					(11)					
20	Food and Kindred Products	P1	P1		P1-C1	P1			P2	P2	P2-C		P2-C					
2082	Winery/Brewery	P3			P3-C12	P3			P17	P17	P		P					
2085	Distillery	C1																
21	Materials Processing Facility		P1	P1	P1-C								P					
			3	4														
			C	C1														
				5														
22	Textile Mill Products												C					
23	Apparel and other Textile Products											E	P					
24	Wood Products, except furniture	P4	P4		P4-P18	P4						C6	P					
		P1	P1		C5													
		8	8															
25	Furniture and Fixtures		P1		P19							E	P					
			9															
26	Paper and Allied Products												C					
27	Printing and								P7	P7	P7-C	P7	P					

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	Instruments															
39	Miscellaneous Light Manufacturing														C	P
2	Motor Vehicle and Bicycle Manufacturing															C
3	Aircraft, Ship and Boat Building															P40
7534	Tire Retreading														C	P
781-82	Movie Production/Distribution														P	P
GENERAL CROSS		Land-Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C.														
REFERENCES:		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														

- 1053 ~~B. Development conditions:~~
- 1054 ~~1.a. Excluding wineries and SIC Industry No. 2082 Malt Beverages;~~
- 1055 ~~1.b. In the A zone, only allowed on sites where the primary use is SIC industry~~
- 1056 ~~Group No. 01 Growing Harvesting Crops or No. 02 Raising Livestock and Small~~
- 1057 ~~Animals;~~
- 1058 ~~1.c. In the RA and UR zones, only allowed on lots of at least four and one half~~
- 1059 ~~acres and only when accessory to an agricultural use;~~
- 1060 ~~1.d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section,~~
- 1061 ~~the floor area devoted to all processing shall not exceed three thousand five hundred~~
- 1062 ~~square feet, unless located in a building designated as historic resource under K.C.C.~~
- 1063 ~~chapter 20.62;~~
- 1064 ~~1.d.(2) With a conditional use permit, up to five thousand square feet of floor~~
- 1065 ~~area may be devoted to all processing; and~~

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1066 ~~———— (3) In the A zone, on lots thirty five acres or greater, the floor area devoted to~~
1067 ~~all processing shall not exceed seven thousand square feet, unless located in a building~~
1068 ~~designated as historic resource under K.C.C. chapter 20.62;~~

1069 ~~———— e. Structures and areas used for processing shall maintain a minimum distance~~
1070 ~~of seventy five feet from property lines adjoining rural area and residential zones, unless~~
1071 ~~located in a building designated as historic resource under K.C.C. chapter 20.62;~~

1072 ~~———— f. Processing is limited to agricultural products and sixty percent or more of~~
1073 ~~the products processed must be grown in the Puget Sound counties. At the time of initial~~
1074 ~~application, the applicant shall submit a projection of the source of products to be~~
1075 ~~produced;~~

1076 ~~———— g. In the A zone, structures used for processing shall be located on portions of~~
1077 ~~agricultural lands that are unsuitable for other agricultural purposes, such as areas within~~
1078 ~~the already developed portion of such agricultural lands that are not available for direct~~
1079 ~~agricultural production, or areas without prime agricultural soils; and~~

1080 ~~———— h. Tasting of products produced on site may be provided in accordance with~~
1081 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
1082 ~~subsection B.1.d. of this section.~~

1083 ~~———— 2. Except slaughterhouses.~~

1084 ~~———— 3.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
1085 ~~Industry No. 2085 Distilled and Blended Liquors;~~

1086 ~~———— b. ((In the A zone, only allowed on sites where the primary use is SIC Industry~~
1087 ~~Group No. 01 Growing and Harvesting Crops or No. 02 Raising Livestock and Small~~
1088 ~~Animals.))~~

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- 1089 ~~———— c.)) In the RA and UR zones, only allowed on lots of at least four and one-half~~
 1090 ~~acres;~~
- 1091 ~~———— ((d.)) c. The floor area devoted to all processing shall not exceed three~~
 1092 ~~thousand five hundred square feet, unless located in a building designated as historic~~
 1093 ~~resource under K.C.C. chapter 20.62;~~
- 1094 ~~———— ((e.)) d. Structures and areas used for processing shall maintain a minimum~~
 1095 ~~distance of seventy five feet from property lines adjoining rural area and residential~~
 1096 ~~zones, unless located in a building designated as historic resource under K.C.C. chapter~~
 1097 ~~20.62;~~
- 1098 ~~———— ((f.)) e. Sixty percent or more of the products processed must be grown in the~~
 1099 ~~Puget Sound counties. At the time of the initial application, the applicant shall submit a~~
 1100 ~~projection of the source of products to be produced; and~~
- 1101 ~~———— ((g.)) f. Tasting of products produced on site may be provided in accordance~~
 1102 ~~with state law. The area devoted to tasting shall be included in the floor area limitation in~~
 1103 ~~subsection ((B.3.c.)) B.3.b. of this section.~~
- 1104 ~~———— 4. Limited to rough milling and planing of products grown on site with portable~~
 1105 ~~equipment.~~
- 1106 ~~———— 5. Limited to SIC Industry Group No. 242 Sawmills and SIC Industry No.~~
 1107 ~~2431 Millwork. For RA zoned sites, if using lumber or timber grown off site, the~~
 1108 ~~minimum site area is four and one-half acres.~~
- 1109 ~~———— 6. Limited to uses found in SIC Industry No. 2434 Wood Kitchen Cabinets and~~
 1110 ~~No. 2431 Millwork((,)) (excluding planing mills).~~
- 1111 ~~———— 7. Limited to photocopying and printing services offered to the general public.~~

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- 1112 ~~8. Only within enclosed buildings, and as an accessory use to retail sales.~~
- 1113 ~~9. Only within enclosed buildings.~~
- 1114 ~~10. Limited to boat building of craft not exceeding forty eight feet in length.~~
- 1115 ~~11. For I zoned sites located outside the urban growth area designated by the~~
 1116 ~~King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.~~
 1117 ~~21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for~~
 1118 ~~rural industrial uses as set forth in K.C.C. chapter 21A.12.~~
- 1119 ~~12.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
 1120 ~~Industry No. 2085 Distilled and Blended Liquors;~~
- 1121 ~~b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area~~
 1122 ~~of structures for wineries, breweries and distilleries and any accessory uses shall not~~
 1123 ~~exceed a total of eight thousand square feet. The floor area may be increased by up to an~~
 1124 ~~additional eight thousand square feet of underground storage that is constructed~~
 1125 ~~completely below natural grade, not including required exits and access points, if the~~
 1126 ~~underground storage is at least one foot below the surface and is not visible above~~
 1127 ~~ground; and~~
- 1128 ~~(2) On Vashon Maury Island, the total floor area of structures for wineries,~~
 1129 ~~breweries and distilleries and any accessory uses may not exceed six thousand square~~
 1130 ~~feet, including underground storage;~~
- 1131 ~~c. Wineries, breweries and distilleries shall comply with Washington state~~
 1132 ~~Department of Ecology and King County board of health regulations for water usage and~~
 1133 ~~wastewater disposal. Wineries, breweries and distilleries using water from exempt wells~~
 1134 ~~shall install a water meter;~~

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1135 ~~_____ d. Off street parking is limited to one hundred and fifty percent of the~~
1136 ~~minimum requirement for wineries, breweries or distilleries specified in K.C.C.~~
1137 ~~21A.18.030;~~

1138 ~~_____ e. Structures and areas used for processing shall be set back a minimum~~
1139 ~~distance of seventy five feet from property lines adjacent to rural area and residential~~
1140 ~~zones, unless the processing is located in a building designated as historic resource under~~
1141 ~~K.C.C. chapter 20.62;~~

1142 ~~_____ f. The minimum site area is four and one half acres. If the total floor area of~~
1143 ~~structures for wineries, breweries and distilleries and any accessory uses exceed six~~
1144 ~~thousand square feet, including underground storage:~~

1145 ~~_____ (1) the minimum site area is ten acres; and~~

1146 ~~_____ (2) a minimum of two and one half acres of the site shall be used for the~~
1147 ~~growing of agricultural products;~~

1148 ~~_____ g. The facility shall be limited to processing agricultural products and sixty~~
1149 ~~percent or more of the products processed must be grown in the Puget Sound counties.~~
1150 ~~At the time of the initial application, the applicant shall submit a projection of the source~~
1151 ~~of products to be processed; and~~

1152 ~~_____ h. Tasting of products produced on site may be provided in accordance with~~
1153 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
1154 ~~subsection B.12.b. of this section.~~

1155 ~~_____ 13. Only on the same lot or same group of lots under common ownership or~~
1156 ~~documented legal control, which includes, but is not limited to, fee simple ownership, a~~
1157 ~~long term lease or an easement;~~

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1158 ~~_____ a. as accessory to a primary forestry use and at a scale appropriate to process~~
 1159 ~~the organic waste generated on the site; or~~

1160 ~~_____ b. as a continuation of a sawmill or lumber manufacturing use only for that~~
 1161 ~~period to complete delivery of products or projects under contract at the end of the~~
 1162 ~~sawmill or lumber manufacturing activity.~~

1163 ~~_____ 14. Only on the same lot or same group of lots under common ownership or~~
 1164 ~~documented legal control, which includes, but is not limited to, fee simple ownership, a~~
 1165 ~~long term lease or an easement:~~

1166 ~~_____ a. as accessory to a primary mineral use; or~~

1167 ~~_____ b. as a continuation of a mineral processing use only for that period to~~
 1168 ~~complete delivery of products or projects under contract at the end of mineral extraction.~~

1169 ~~_____ 15. Continuation of a materials processing facility after reclamation in~~
 1170 ~~accordance with an approved reclamation plan.~~

1171 ~~_____ 16. Only a site that is ten acres or greater and that does not use local access~~
 1172 ~~streets that abut lots developed for residential use.~~

1173 ~~_____ 17.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
 1174 ~~Industry No. 2085 Distilled and Blended Liquors;~~

1175 ~~_____ b. The floor area devoted to all processing shall not exceed three thousand five~~
 1176 ~~hundred square feet, unless located in a building designated as historic resource under~~
 1177 ~~K.C.C. chapter 20.62;~~

1178 ~~_____ c. Structures and areas used for processing shall maintain a minimum distance~~
 1179 ~~of seventy five feet from property lines adjoining rural area and residential zones, unless~~
 1180 ~~located in a building designated as historic resource under K.C.C. chapter 20.62; and~~

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- 1181 ~~———— d. Tasting of products produced on site may be provided in accordance with~~
1182 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
1183 ~~subsection B.18.b. of this section.~~
- 1184 ~~———— 18. Limited to:~~
- 1185 ~~———— a. SIC Industry Group No. 242 Sawmills and SIC Industry No. 2431-~~
1186 ~~Millwork, as follows:~~
- 1187 ~~———— (1) If using lumber or timber grown off site, the minimum site area is four~~
1188 ~~and one half acres;~~
- 1189 ~~———— (2) The facility shall be limited to an annual production of no more than one~~
1190 ~~hundred fifty thousand board feet;~~
- 1191 ~~———— (3) Structures housing equipment used in the operation shall be located at~~
1192 ~~least one hundred feet from adjacent properties with residential or rural area zoning;~~
- 1193 ~~———— (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to~~
1194 ~~7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;~~
- 1195 ~~———— (6) In the RA zone, the facility's driveway shall have adequate entering sight~~
1196 ~~distance required by the 2007 King County Road Design and Construction Standards. An~~
1197 ~~adequate turn around shall be provided on site to prevent vehicles from backing out on to~~
1198 ~~the roadway that the driveway accesses; and~~
- 1199 ~~———— (7) Outside lighting is limited to avoid off site glare; and~~
- 1200 ~~———— b. SIC Industry No. 2411 Logging.~~
- 1201 ~~———— 19. Limited to manufacture of custom made wood furniture or cabinets.~~
- 1202 ~~———— 20.a. Only allowed on lots of at least four and one half acres;~~

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1203 ~~———— b. Only as an accessory use to a Washington state Liquor Control Board~~
1204 ~~licensed marijuana production facility on the same lot; and~~

1205 ~~———— c. Accessory marijuana processing uses allowed under this section are subject~~
1206 ~~to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.~~

1207 ~~———— 21.a. Only in the CB and RB zones located outside the urban growth area; and~~

1208 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
1209 ~~support of, processing marijuana together with any separately authorized production of~~
1210 ~~marijuana shall be limited to a maximum of two thousand square feet; and~~

1211 ~~———— c. If the two thousand square foot per parcel threshold is exceeded, each and~~
1212 ~~every marijuana related entity occupying space in addition to the two thousand square~~
1213 ~~foot threshold area on that parcel shall obtain a conditional use permit as set forth in~~
1214 ~~subsection B.23. of this section.~~

1215 ~~———— 22.a. Only in the CB and RB zones located outside the urban growth area; and~~

1216 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
1217 ~~support of, processing marijuana together with any separately authorized production of~~
1218 ~~marijuana shall be limited to a maximum of thirty thousand square feet.~~

1219 ~~———— 23.a. Only in the CB and RB zones located inside the urban growth area; and~~

1220 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
1221 ~~support of, processing marijuana together with any separately authorized production of~~
1222 ~~marijuana shall be limited to a maximum of two thousand square feet; and~~

1223 ~~———— c. If the two thousand square foot per parcel threshold is exceeded, each and~~
1224 ~~every marijuana related entity occupying space in addition to the two thousand square~~

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1225 ~~foot threshold area on that parcel shall obtain a conditional use permit as set forth in~~
 1226 ~~subsection B.25. of this section.~~

1227 ~~———— 24.a. Only in the CB and RB zones located inside the urban growth area; and~~

1228 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
 1229 ~~support of, processing marijuana together with any separately authorized production of~~
 1230 ~~marijuana shall be limited to a maximum of thirty thousand square feet.~~

1231 ~~———— 25. Per parcel, limited to a maximum aggregate total of two thousand square~~
 1232 ~~feet of gross floor area devoted to, and in support of, the processing of marijuana together~~
 1233 ~~with any separately authorized production of marijuana.~~

1234 ~~———— 26. Per parcel, limited to a maximum aggregate total of thirty thousand square~~
 1235 ~~feet of gross floor area devoted to, and in support of, the processing of marijuana together~~
 1236 ~~with any separately authorized production of marijuana.~~

1237 ~~———— SECTION 31, Ordinance 10870, Section 336, as amended, and K.C.C.~~
 1238 ~~21A.08.090 are each hereby amended to read as follows:~~

1239 ~~———— A. Resource land uses.~~

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

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SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	D	NB	CB	RB	O	I
AGRICULTURE:														
01	Growing and Harvesting Crops	P	P		P	P	P							P
02	Raising Livestock and Small Animals (6)	P	P		P	P								P
01-02	Agricultural Activities	P24 C	P24 C		P24 C									
01-02	Agricultural Support Services	P25 C	P25 C		P26 C		P26 C							
01-02														
01-02														
A	Recreational marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19			P20 C21
A	Agriculture Training Facility	C10												
A	Agriculture-related special needs camp	P12												
A	Agricultural Anaerobic Digester	P13												
FORESTRY:														
08	Growing & Harvesting Forest Production	P	P	P2	P	P	P							P
A	Forest Research		P		P	P							P2	P
FISH AND WILDLIFE MANAGEMENT:														
0021	Hatchery/Fish Preserve (1)	P	P		P	P	C							P
0273	Aquaculture (1)	P	P		P	P	C							P
A	Wildlife Shelters	P	P		P	P								
MINERAL:														
10,12,14	Mineral Extraction and Processing		P0 C	P C11										
2051, 3271, 3273	Asphalt/Concrete Mixtures and Block		P0 C11	P0 C11										P
ACCESSORY USES:														
A	Resource-Accessory Uses	P3 P23	P4	P5	P3	P3								P4

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		<u>P27</u>										
#	Temporary Farm Worker Housing	P14	P14		P14							
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters										
REFERENCES:		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.										

- 1240 ~~— B. Development conditions.~~
- 1241 ~~— 1. May be further subject to K.C.C. chapter 21A.25.~~
- 1242 ~~— 2. Only forest research conducted within an enclosed building.~~
- 1243 ~~— 3. ((Accessory dwelling units)) Farm houses: in accordance with K.C.C.~~
- 1244 ~~21A.08.030.~~
- 1245 ~~— 4. Excluding housing for agricultural workers.~~
- 1246 ~~— 5. Limited to either maintenance or storage facilities, or both, in conjunction~~
- 1247 ~~with mineral extraction or processing operation.~~
- 1248 ~~— 6. Allowed in accordance with K.C.C. chapter 21A.30.~~
- 1249 ~~— 7. Only in conjunction with a mineral extraction site plan approved in~~
- 1250 ~~accordance with K.C.C. chapter 21A.22.~~
- 1251 ~~— 8. Only on the same lot or same group of lots under common ownership or~~
- 1252 ~~documented legal control, which includes, but is not limited to, fee simple ownership, a~~
- 1253 ~~long term lease or an easement:~~
- 1254 ~~— a. as accessory to a primary mineral extraction use;~~
- 1255 ~~— b. as a continuation of a mineral processing only for that period to complete~~
- 1256 ~~delivery of products or projects under contract at the end of a mineral extraction; or~~
- 1257 ~~— c. for a public works project under a temporary grading permit issued in~~
- 1258 ~~accordance with K.C.C. 16.82.152.~~

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- 1259 ~~9. Limited to mineral extraction and processing:~~
- 1260 ~~a. on a lot or group of lots under common ownership or documented legal~~
- 1261 ~~control, which includes but is not limited to, fee simple ownership, a long term lease or~~
- 1262 ~~an easement;~~
- 1263 ~~b. that are located greater than one quarter mile from an established residence;~~
- 1264 ~~and~~
- 1265 ~~c. that do not use local access streets that abut lots developed for residential~~
- 1266 ~~use.~~
- 1267 ~~10. Agriculture training facilities are allowed only as an accessory to existing~~
- 1268 ~~agricultural uses and are subject to the following conditions:~~
- 1269 ~~a. The impervious surface associated with the agriculture training facilities~~
- 1270 ~~shall comprise not more than ten percent of the allowable impervious surface permitted~~
- 1271 ~~under K.C.C. 21A.12.040;~~
- 1272 ~~b. New or the expansion of existing structures, or other site improvements,~~
- 1273 ~~shall not be located on class 1, 2 or 3 soils;~~
- 1274 ~~c. The director may require reuse of surplus structures to the maximum extent~~
- 1275 ~~practical;~~
- 1276 ~~d. The director may require the clustering of new structures with existing~~
- 1277 ~~structures;~~
- 1278 ~~e. New structures or other site improvements shall be set back a minimum~~
- 1279 ~~distance of seventy five feet from property lines adjoining rural area and residential~~
- 1280 ~~zones;~~

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- 1281 ~~_____ f. Bulk and design of structures shall be compatible with the architectural style~~
1282 ~~of the surrounding agricultural community;~~
- 1283 ~~_____ g. New sewers shall not be extended to the site;~~
- 1284 ~~_____ h. Traffic generated shall not impede the safe and efficient movement of~~
1285 ~~agricultural vehicles, nor shall it require capacity improvements to rural roads;~~
- 1286 ~~_____ i. Agriculture training facilities may be used to provide educational services to~~
1287 ~~the surrounding rural/agricultural community or for community events. Property owners~~
1288 ~~may be required to obtain a temporary use permit for community events in accordance~~
1289 ~~with K.C.C. chapter 21A.32;~~
- 1290 ~~_____ j. Use of lodging and food service facilities shall be limited only to activities~~
1291 ~~conducted in conjunction with training and education programs or community events~~
1292 ~~held on site;~~
- 1293 ~~_____ k. Incidental uses, such as office and storage, shall be limited to those that~~
1294 ~~directly support education and training activities or farm operations; and~~
- 1295 ~~_____ l. The King County agriculture commission shall be notified of and have an~~
1296 ~~opportunity to comment upon all proposed agriculture training facilities during the permit~~
1297 ~~process in accordance with K.C.C. chapter 21A.40.~~
- 1298 ~~_____ 11. Continuation of mineral processing and asphalt/concrete mixtures and block~~
1299 ~~uses after reclamation in accordance with an approved reclamation plan.~~
- 1300 ~~_____ 12.a. Activities at the camp shall be limited to agriculture and agriculture-~~
1301 ~~oriented activities. In addition, activities that place minimal stress on the site's~~
1302 ~~agricultural resources or activities that are compatible with agriculture are permitted.~~
- 1303 ~~_____ (1) passive recreation;~~

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1304 ~~———— (2) training of individuals who will work at the camp;~~
1305 ~~———— (3) special events for families of the campers; and~~
1306 ~~———— (4) agriculture education for youth.~~
1307 ~~———— b. Outside the camp center, as provided for in subsection B.12.e. of this~~
1308 ~~section, camp activities shall not preclude the use of the site for agriculture and~~
1309 ~~agricultural related activities, such as the processing of local food to create value-added~~
1310 ~~products and the refrigeration and storage of local agricultural products. The camp shall~~
1311 ~~be managed to coexist with agriculture and agricultural activities both onsite and in the~~
1312 ~~surrounding area.~~
1313 ~~———— c. A farm plan shall be required for commercial agricultural production to~~
1314 ~~ensure adherence to best management practices and soil conservation.~~
1315 ~~———— d.(1) The minimum site area shall be five hundred acres. Unless the property~~
1316 ~~owner has sold or transferred the development rights as provided in subsection B.12.e.(3)~~
1317 ~~of this section, a minimum of five hundred acres of the site must be owned by a single~~
1318 ~~individual, corporation, partnership or other legal entity and must remain under the~~
1319 ~~ownership of a single individual, corporation, partnership or other legal entity for the~~
1320 ~~duration of the operation of the camp.~~
1321 ~~———— (2) Nothing in subsection B.12.d.(1) of this section prohibits the property~~
1322 ~~owner from selling or transferring the development rights for a portion or all of the site to~~
1323 ~~the King County farmland preservation program or, if the development rights are~~
1324 ~~extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;~~
1325 ~~———— e. The impervious surface associated with the camp shall comprise not more~~
1326 ~~than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;~~

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1327 ~~_____ f. Structures for living quarters, dining facilities, medical facilities and other~~
1328 ~~nonagricultural camp activities shall be located in a camp center. The camp center shall~~
1329 ~~be no more than fifty acres and shall depicted on a site plan. New structures for~~
1330 ~~nonagricultural camp activities shall be clustered with existing structures;~~
1331 ~~_____ g. To the extent practicable, existing structures shall be reused. The applicant~~
1332 ~~shall demonstrate to the director that a new structure for nonagricultural camp activities~~
1333 ~~cannot be practicably accommodated within an existing structure on the site, though~~
1334 ~~cabins for campers shall be permitted only if they do not already exist on site;~~
1335 ~~_____ h. Camp facilities may be used to provide agricultural educational services to~~
1336 ~~the surrounding rural and agricultural community or for community events. If required~~
1337 ~~by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for~~
1338 ~~community events;~~
1339 ~~_____ i. Lodging and food service facilities shall only be used for activities related to~~
1340 ~~the camp or for agricultural education programs or community events held on site;~~
1341 ~~_____ j. Incidental uses, such as office and storage, shall be limited to those that~~
1342 ~~directly support camp activities, farm operations or agricultural education programs;~~
1343 ~~_____ k. New nonagricultural camp structures and site improvements shall maintain a~~
1344 ~~minimum set back of seventy five feet from property lines adjoining rural area and~~
1345 ~~residential zones;~~
1346 ~~_____ l. Except for legal nonconforming structures existing as of January 1, 2007,~~
1347 ~~camp facilities, such as a medical station, food service hall and activity rooms, shall be of~~
1348 ~~a scale to serve overnight camp users;~~

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- 1349 ~~_____ m. Landscaping equivalent to a type III landscaping screen, as provided for in~~
1350 ~~K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures~~
1351 ~~and site improvements located within two hundred feet of an adjacent rural area and~~
1352 ~~residential zoned property not associated with the camp;~~
- 1353 ~~_____ n. New sewers shall not be extended to the site;~~
- 1354 ~~_____ o. The total number of persons staying overnight shall not exceed three~~
1355 ~~hundred;~~
- 1356 ~~_____ p. The length of stay for any individual overnight camper, not including camp~~
1357 ~~personnel, shall not exceed ninety days during a three hundred sixty five day period;~~
- 1358 ~~_____ q. Traffic generated by camp activities shall not impede the safe and efficient~~
1359 ~~movement of agricultural vehicles nor shall it require capacity improvements to rural~~
1360 ~~roads;~~
- 1361 ~~_____ r. If the site is adjacent to an arterial roadway, access to the site shall be~~
1362 ~~directly onto the arterial unless the county road engineer determines that direct access is~~
1363 ~~unsafe;~~
- 1364 ~~_____ s. If direct access to the site is via local access streets, transportation~~
1365 ~~management measures shall be used to minimize adverse traffic impacts;~~
- 1366 ~~_____ t. Camp recreational activities shall not involve the use of motor vehicles~~
1367 ~~unless the motor vehicles are part of an agricultural activity or are being used for the~~
1368 ~~transportation of campers, camp personnel or the families of campers. Camp personnel~~
1369 ~~may use motor vehicles for the operation and maintenance of the facility. Client specific~~
1370 ~~motorized personal mobility devices are allowed; and~~

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1371 ~~u. Lights to illuminate the camp or its structures shall be arranged to reflect the~~
1372 ~~light away from any adjacent property.~~

1373 ~~13. Limited to digester receiving plant and animal and other organic waste from~~
1374 ~~agricultural activities, and including electrical generation, as follows:~~

1375 ~~a. the digester must be included as part of a Washington state Department of~~
1376 ~~Agriculture approved dairy nutrient plan;~~

1377 ~~b. the digester must process at least seventy percent livestock manure or other~~
1378 ~~agricultural organic material from farms in the vicinity, by volume;~~

1379 ~~c. imported organic waste derived material, such as food processing waste,~~
1380 ~~may be processed in the digester for the purpose of increasing methane gas production for~~
1381 ~~beneficial use, but not shall exceed thirty percent of volume processed by the digester;~~
1382 ~~and~~

1383 ~~d. the use must be accessory to an operating dairy or livestock operation.~~

1384 ~~14. Farm worker housing. Either:~~

1385 ~~a. Temporary farm worker housing subject to the following conditions:~~

1386 ~~((a.)) (1) The housing must be licensed by the Washington state Department~~
1387 ~~of Health under chapter 70.114A RCW and chapter 246-358 WAC;~~

1388 ~~((b.)) (2) Water supply and sewage disposal systems must be approved by the~~
1389 ~~Seattle King County department of health;~~

1390 ~~((c.)) (3) To the maximum extent practical, the housing should be located on~~
1391 ~~nonfarmable areas that are already disturbed and should not be located in the floodplain~~
1392 ~~or in a critical area or critical area buffer; and~~

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1393 — ~~((d.)) (4) The property owner shall file with the department of executive~~
1394 ~~services, records and licensing services division, a notice approved by the department~~
1395 ~~identifying the housing as ((the)) temporary farm worker housing ((as accessory)) and~~
1396 ~~that the housing shall ((only)) be occupied only by agricultural employees and their~~
1397 ~~families while employed by the owner or operator or on a nearby farm. The notice shall~~
1398 ~~run with the land((,)); or~~

1399 — b. Housing for agricultural employees who are employed by the owner or
1400 operator of the farm year round as follows:

1401 — (1) Not more than:

1402 — (a) one agricultural employee dwelling unit on a site under twenty acres;
1403 — (b) two agricultural employee dwelling units on a site between twenty acres
1404 and fifty acres;

1405 — (c) three agricultural employee dwelling units on a site greater than fifty
1406 acres and less than one hundred acres; and

1407 — (d) four agricultural employee dwelling units on sites one hundred acres and
1408 larger and one additional agricultural employee dwelling unit for each additional one
1409 hundred acres thereafter;

1410 — (2) If the primary use of the site changes to a nonagricultural use, all
1411 agricultural employee dwelling units shall be removed;

1412 — (3) The applicant shall file with the department of executive services, records
1413 and licensing services division, a notice approved by the department that identifies the
1414 agricultural employee dwelling units as accessory and that the dwelling units shall only
1415 be occupied by agricultural employees who are employed by the owner or operator year-

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1416 ~~round. The notice shall run with the land. The applicant shall submit to the department~~
 1417 ~~proof that the notice was filed with the department of executive services, records and~~
 1418 ~~licensing services division, before the department approves any permit for the~~
 1419 ~~construction of agricultural employee dwelling units;~~

1420 ~~———— (4) An agricultural employee dwelling unit shall not exceed a floor area of~~
 1421 ~~one thousand square feet and may be occupied by no more than eight unrelated~~
 1422 ~~agricultural employees;~~

1423 ~~———— (5) To the maximum extent practical, the housing should be located on~~
 1424 ~~nonfarmable areas that are already disturbed;~~

1425 ~~———— (6) One off street parking space shall be provided for each agricultural~~
 1426 ~~employee dwelling unit; and~~

1427 ~~———— (7) The agricultural employee dwelling units shall be constructed in~~
 1428 ~~compliance with K.C.C. Title 16.~~

1429 ~~———— 15. Marijuana production by marijuana producers licensed by the Washington~~
 1430 ~~state Liquor Control Board is subject to the following standards:~~

1431 ~~———— a. Production is limited to outdoor, indoor within marijuana greenhouses, and~~
 1432 ~~within structures that are nondwelling unit structures that exist as of October 1, 2013,~~
 1433 ~~subject to the size limitations in subsection B.15.b. of this section;~~

1434 ~~———— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
 1435 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
 1436 ~~aggregated total of two thousand square feet and shall be located within a fenced area or~~
 1437 ~~marijuana greenhouse that is no more than ten percent larger than that combined area, or~~
 1438 ~~may occur in nondwelling unit structures that exist as of October 1, 2013; and~~

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1439 ~~———— c. Outdoor production area fencing as required by the Washington state Liquor~~
1440 ~~Control Board and marijuana greenhouses shall maintain a minimum street setback of~~
1441 ~~fifty feet and a minimum interior setback of thirty feet.~~

1442 ~~———— 16. Marijuana production by marijuana producers licensed by the Washington~~
1443 ~~state Liquor Control Board is subject to the following standards:~~

1444 ~~———— a. Production is limited to outdoor, indoor within marijuana greenhouses, and~~
1445 ~~within nondwelling unit structures that exist as of October 1, 2013, subject to the size~~
1446 ~~limitations in subsection B.16.b. of this section;~~

1447 ~~———— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1448 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
1449 ~~aggregated total of two thousand square feet and shall be located within a fenced area or~~
1450 ~~marijuana greenhouse, that is no more than ten percent larger than that combined area, or~~
1451 ~~may occur in nondwelling unit structures that exist as of October 1, 2013;~~

1452 ~~———— c. Only allowed on lots of at least four and one half acres; and~~

1453 ~~———— d. Outdoor production area fencing as required by the Washington state Liquor~~
1454 ~~Control Board and marijuana greenhouses shall maintain a minimum street setback of~~
1455 ~~fifty feet and a minimum interior setback of thirty feet; and~~

1456 ~~———— e. If the two thousand square foot per parcel threshold of plant canopy within~~
1457 ~~fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related~~
1458 ~~entity occupying space in addition to the two thousand square foot threshold area on that~~
1459 ~~parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.~~

1460 ~~———— 17. Marijuana production by marijuana producers licensed by the Washington~~
1461 ~~state Liquor Control Board is subject to the following standards:~~

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- 1462 ~~_____ a. Production is limited to outdoor and indoor within marijuana greenhouses~~
1463 ~~subject to the size limitations in subsection B.17.b. of this section;~~
- 1464 ~~_____ b. Per parcel, the plant canopy, as defined in WAC 314 55 010, combined with~~
1465 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
1466 ~~aggregated total of thirty thousand square feet and shall be located within a fenced area or~~
1467 ~~marijuana greenhouse that is no more than ten percent larger than that combined area;~~
1468 ~~and~~
- 1469 ~~_____ c. Only allowed on lots of at least four and one half acres.~~
- 1470 ~~_____ 18.a. Production is limited to indoor only; and~~
- 1471 ~~_____ b. Per parcel, the plant canopy, as defined in WAC 314 55 010, combined with~~
1472 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
1473 ~~aggregated total of two thousand square feet and shall be located within a building or~~
1474 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
1475 ~~authorized processing area; and~~
- 1476 ~~_____ c. If the two thousand square foot per parcel threshold is exceeded, each and~~
1477 ~~every marijuana related entity occupying space in addition to the two thousand square~~
1478 ~~foot threshold area on that parcel shall obtain a conditional use permit as set forth in~~
1479 ~~subsection B.19. of this section.~~
- 1480 ~~_____ 19.a. Production is limited to indoor only; and~~
- 1481 ~~_____ b. Per parcel, the plant canopy, as defined in WAC 314 55 010, combined with~~
1482 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
1483 ~~aggregated total of thirty thousand square feet and shall be located within a building or~~

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1484 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
1485 ~~authorized processing area.~~

1486 ~~——— 20.a. Production is limited to indoor only;~~

1487 ~~——— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1488 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
1489 ~~aggregated total of two thousand square feet and shall be located within a building or~~
1490 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
1491 ~~authorized processing area.~~

1492 ~~——— 21.a. Production is limited to indoor only;~~

1493 ~~——— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1494 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
1495 ~~aggregated total of thirty thousand square feet and shall be located within a building or~~
1496 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
1497 ~~authorized processing area.~~

1498 ~~——— 22. Marijuana production by marijuana producers licensed by the Washington~~
1499 ~~state Liquor Control Board is subject to the following standards:~~

1500 ~~——— a. Production is limited to outdoor, indoor within marijuana greenhouses, and~~
1501 ~~within structures that are nondwelling unit structures that exist as of October 1, 2013,~~
1502 ~~subject to the size limitations in subsection B.15.b. of this section;~~

1503 ~~——— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1504 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
1505 ~~aggregated total of ten thousand square feet and shall be located within a fenced area or~~

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1506 ~~marijuana greenhouse that is no more than ten percent larger than that combined area, or~~
 1507 ~~may occur in nondwelling unit structures that exist as of October 1, 2013; and~~
 1508 ~~———— c. Outdoor production area fencing as required by the Washington state Liquor~~
 1509 ~~Control Board and marijuana greenhouses shall maintain a minimum street setback of~~
 1510 ~~fifty feet and a minimum interior setback of thirty feet.~~
 1511 ~~———— 23. The storage and processing of non-manufactured source separated organic~~
 1512 ~~waste that originates from agricultural operations and that does not originate from the~~
 1513 ~~site, if:~~
 1514 ~~———— a. agricultural is the primary use of the site;~~
 1515 ~~———— b. the storage and processing are in accordance with best management practices~~
 1516 ~~included in an approved farm plan; and~~
 1517 ~~———— c. except for areas used for manure storage, the areas used for storage and~~
 1518 ~~processing do not exceed three acres and ten percent of the site.~~
 1519 ~~———— 24.a. For activities relating to the manufacturing or processing of crops or~~
 1520 ~~livestock for commercial purposes, including associated activities such as warehousing,~~
 1521 ~~storage, including refrigeration, and other similar activities and excluding wineries, SIC~~
 1522 ~~Industry No. 2085 – Distilled and Blended Liquors and SIC Industry No. 2082 – Malt~~
 1523 ~~Beverages;~~
 1524 ~~———— (1) in the RA and UR zones, only allowed on lots of at least four and one half~~
 1525 ~~acres;~~
 1526 ~~———— (2) limited to agricultural products and sixty percent or more of the products~~
 1527 ~~processed must be grown in the Puget Sound counties. At the time of initial application,~~
 1528 ~~the applicant shall submit a projection of the source of products to be produced;~~

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1529 ~~— (3) structures and areas used for processing, warehousing, storage, including~~
1530 ~~refrigeration, and other similar activities shall maintain a minimum distance of seventy~~
1531 ~~five feet from property lines adjoining rural area and residential zones, unless located in a~~
1532 ~~building designated as historic resource under K.C.C. chapter 20.62;~~

1533 ~~— (4) in the A zone, structures and areas used for processing, warehousing,~~
1534 ~~refrigeration, storage and other similar activities shall be located on portions of~~
1535 ~~agricultural lands that are unsuitable for other agricultural purposes, such as areas within~~
1536 ~~the already developed portion of such agricultural lands that are not available for direct~~
1537 ~~agricultural production, or areas without prime agricultural soils; and~~

1538 ~~— (5)(a) as a permitted use, the floor area devoted to all processing shall not~~
1539 ~~exceed three thousand five hundred square feet, unless located in a building designated as~~
1540 ~~an historic resource under K.C.C. chapter 20.62. The department may review and~~
1541 ~~approve, in accordance with the code compliance review process in section 33 of this~~
1542 ~~ordinance, an increase in the processing floor area as follows: up to five thousand square~~
1543 ~~feet of floor area may be devoted to all processing in the RA zones or on lots less than~~
1544 ~~thirty five acres located in the A zones or up to seven thousand square feet on lots greater~~
1545 ~~than thirty five acres in the A zone, unless located in a building designated as historic~~
1546 ~~resource under K.C.C. chapter 20.62; and~~

1547 ~~— (b) as a permitted use, the floor area devoted to all warehousing,~~
1548 ~~refrigeration, storage or other similar activities shall not exceed two thousand square feet,~~
1549 ~~unless located in a building designated as historic resource under K.C.C. chapter 20.62.~~
1550 ~~The department may review and approve, in accordance with the code compliance~~
1551 ~~process in section 33 of this ordinance, up to three thousand five hundred square feet of~~

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1552 ~~floor area devoted to all warehousing, storage, including refrigeration, or other similar~~
1553 ~~activities in the RA zones or on lots less than thirty five acres located in the A zones or~~
1554 ~~up to seven thousand square feet on lots greater than thirty five acres in the A zone,~~
1555 ~~unless located in a building designated as historic resource under K.C.C. chapter 20.62.~~
1556 ~~———— b. For activities relating to the retail sale of agricultural products, except~~
1557 ~~livestock:~~
1558 ~~———— (1) as a permitted use, the covered sales area shall not exceed two thousand~~
1559 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~
1560 ~~chapter 20.62. The department may review and approve, in accordance with the code~~
1561 ~~compliance review process in section 33 of this ordinance, up to three thousand five~~
1562 ~~hundred square feet of covered sales area;~~
1563 ~~———— (2) in the RA and UR zones, only allowed on lots at least four and one half~~
1564 ~~acres;~~
1565 ~~———— (3) forty percent or more of the gross sales of agricultural product sold~~
1566 ~~through the store must be sold by the producers of primary agricultural products;~~
1567 ~~———— (4) sixty percent or more of the gross sales of agricultural products sold~~
1568 ~~through the store shall be derived from products grown or produced in the Puget Sound~~
1569 ~~counties. At the time of the initial application, the applicant shall submit a reasonable~~
1570 ~~projection of the source of product sales;~~
1571 ~~———— (5) sales shall be limited to agricultural products and locally made arts and~~
1572 ~~crafts;~~
1573 ~~———— (6) tasting of products, in accordance with applicable health regulations, is~~
1574 ~~allowed;~~

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1575 ~~_____ (7) storage areas for agricultural products may be included in a farm store~~
1576 ~~structure or in any accessory building; and~~

1577 ~~_____ (8) outside lighting is permitted if no off-site glare is allowed.~~

1578 ~~_____ e. Retail sales of livestock is permitted only as accessory to raising livestock.~~

1579 ~~_____ d. Farm operations, including equipment repair and related facilities, except~~
1580 ~~that:~~

1581 ~~_____ (1) in the RA zones, only allowed on lots of at least four and one-half acres;~~

1582 ~~_____ (2) the repair of tools and machinery is limited to those necessary for the~~
1583 ~~operation of a farm or forest; and~~

1584 ~~_____ (3) the size of the total repair use is limited to one percent of the lot size up to~~
1585 ~~a maximum of five thousand square feet unless located within an existing farm structure,~~
1586 ~~including but not limited to barns, existing as of December 31, 2003.~~

1587 ~~_____ e. Minimum lot sizes in the rural and residential zones and minimum setbacks~~
1588 ~~from rural and residential properties may be reduced in accordance with the code~~
1589 ~~compliance review process in section 33 of this ordinance.~~

1590 ~~_____ 25. The department may review and approve establishment of an agricultural~~
1591 ~~support facility in accordance with the code compliance review process in section 34 of~~
1592 ~~this ordinance only if:~~

1593 ~~_____ a. project is sited on lands that are unsuitable for direct agricultural production~~
1594 ~~based on size, soil conditions or other factors and cannot be returned to productivity by~~
1595 ~~drainage maintenance, and~~

1596 ~~_____ b. the proposed use is allowed under FPP conservation easement and/or zoning~~
1597 ~~development standards.~~

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1598 ~~26. The department may review and approve establishment of agricultural~~
1599 ~~support services in accordance with the code compliance review process in section 34 of~~
1600 ~~this ordinance only if:~~

1601 ~~a. the project site is located on properties that adjoin or are within six hundred~~
1602 ~~sixty feet of the agricultural production district, has direct vehicular access to the~~
1603 ~~agricultural production district and, except for farmworker housing, does not use local~~
1604 ~~access streets that abut lots developed for residential use; and~~

1605 ~~b. Minimum lot size is four and one half acres.~~

1606 ~~27.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
1607 ~~Industry No. 2085 Distilled and Blended Liquors;~~

1608 ~~b. The floor area devoted to all processing shall not exceed three thousand five~~
1609 ~~hundred square feet, unless located in a building designated as historic resource under~~
1610 ~~K.C.C. chapter 20.62;~~

1611 ~~c. Structures and areas used for processing shall maintain a minimum distance~~
1612 ~~of seventy five feet from property lines adjoining rural area and residential zones, unless~~
1613 ~~located in a building designated as historic resource under K.C.C. chapter 20.62;~~

1614 ~~d. Sixty percent or more of the products processed must be grown in the Puget~~
1615 ~~Sound counties. At the time of the initial application, the applicant shall submit a~~
1616 ~~projection of the source of products to be produced; and~~

1617 ~~e. Tasting of products produced on site may be provided in accordance with~~
1618 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
1619 ~~subsection B.3.c. of this section.~~

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1620 ~~SECTION 32, Ordinance 10870, Section 337, as amended, and K.C.C.~~

1621 ~~21A.08.100 are each hereby amended to read as follows:~~

1622 ~~A. Regional land uses.~~

KEY	RESOURCE	R-U		RESIDENTIAL				COMMERCIAL/INDUSTRIAL						
		A	F	M	RA	UR	R1-S	R12-48	NB	CB	RB	O	I	
P-Permitted Use	G	O	I	U	UR	UR	UR	UR	UR	UR	UR	UR	UR	UR
C-Conditional Use	R	R	N	R	B	B	B	B	B	B	B	B	B	
S-Special Use	E	E	E	A	A	A	A	A	A	A	A	A	A	
	N	C	S	R	L	N	R	N	D	H	N	U	N	
	E	U	T	A	V	E	B	E	N	E	N	E	E	
	L	L	L	L	E	N	O	S	I	S	A	S	R	
	T	T	T	T	T	T	R	S	T	S	L	S	I	
	U	U	U	U	U	U	H	Y					A	
	R	R	R	R	R	R	A	O					L	
	E	E	E	E	E	E	L	O					L	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-S	R12-48	NB	CB	RB	O	I(15)	
1	Jail						S	S	S	S	S	S	S	
1	Jail Farm/Camp	S	S		S	S								
1	Work Release Facility				S10	S10	S	S	S	S	S	S		
1	Public Agency Animal Control Facility		S		S	S					S		P	
1	Public Agency Training Facility		S		S3					S3	S3	S3	C4	
1	Hydroelectric Generation Facility		C14-S		C14	C14	C14							
1	Non-hydroelectric Generation Facility	((P25))	C12-S	C12-S	C12	C12	C12	C12	C12	C12	C12-S	C12	P12	
		C12-S			S	S	S	S	S	S		S	S	
1	Communication Facility (17)	C6e-S	P		C6e	C6e	C6e	C6e	C6e	P	P	P	P	
					S	S	S	S	S					
1	Earth Station	P6b-C	P		C6a	C6a	C6a	C6a	P6b	P	P	P	P	
					S	S	S	S	E					
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C	
1	Energy Resource		S	S	S	S	S	S	S	S	S	S	S	

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	Recovery Facility												
±	Soil Recycling Facility		S	S	S								C
±	Landfill		S	S	S	S	S	S	S	S	S	S	S
±	Transfer Station			S	S	S	S	S	S	S	S		P
±	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
±	Municipal Water Production	S	P13-S	S	S	S	S	S	S	S	S	S	S
±	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
±	Rural Public Infrastructure Maintenance Facility				C23								
±	Transit Bus Base						S	S	S	S	S	S	P
±	School Bus Base				C5	C5-S	C5-S	C5-S	S	S	S	S	P
					S20								
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
±	Regional Motor Sports Facility												P
±	County Fairgrounds Facility				P21								
					S22								
±	Fairground								S	S			S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7944	Stadium/Arena										S		S
8221	College/University(1)	P10	P10		P10	P10	P10	P10	P10	P	P	P	P
8222					C11	C11	C11	C11	C11				
					S18	S18	S	S	S				
±	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters											
REFERENCES:		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.											

1623 ——— B. Development conditions:

1624 ——— 1. Except technical institutions. See vocational schools on general services land
 1625 use table, K.C.C. 21A.08.050.

1626 ——— 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

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- 1627 ~~3. Except weapons armories and outdoor shooting ranges.~~
- 1628 ~~4. Except outdoor shooting range.~~
- 1629 ~~5. Only in conjunction with an existing or proposed school.~~
- 1630 ~~6.a. Limited to no more than three satellite dish ((antennae)) antennas.~~
- 1631 ~~b. Limited to one satellite dish antenna.~~
- 1632 ~~c. Limited to tower consolidations.~~
- 1633 ~~7. Limited to landing field for aircraft involved in forestry or agricultural~~
- 1634 ~~practices or for emergency landing sites.~~
- 1635 ~~8. Except racing of motorized vehicles.~~
- 1636 ~~9. Limited to wildlife exhibit.~~
- 1637 ~~10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.~~
- 1638 ~~11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter~~
- 1639 ~~21A.32.~~
- 1640 ~~12. Limited to cogeneration facilities for on site use only.~~
- 1641 ~~13. Excluding impoundment of water using a dam.~~
- 1642 ~~14. Limited to facilities that comply with the following:~~
- 1643 ~~a. Any new diversion structure shall not:~~
- 1644 ~~(1) exceed a height of eight feet as measured from the streambed; or~~
- 1645 ~~(2) impound more than three surface acres of water at the normal maximum~~
- 1646 ~~surface level;~~
- 1647 ~~b. There shall be no active storage;~~
- 1648 ~~c. The maximum water surface area at any existing dam or diversion shall not~~
- 1649 ~~be increased;~~

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1650 ~~———— d. An exceedance flow of no greater than fifty percent in mainstream reach~~
1651 ~~shall be maintained;~~

1652 ~~———— e. Any transmission line shall be limited to a:~~

1653 ~~———— (1) right of way of five miles or less; and~~

1654 ~~———— (2) capacity of two hundred thirty KV or less;~~

1655 ~~———— f. Any new, permanent access road shall be limited to five miles or less; and~~

1656 ~~———— g. The facility shall only be located above any portion of the stream used by~~
1657 ~~anadromous fish.~~

1658 ~~———— 15. For I zoned sites located outside the urban growth area designated by the~~
1659 ~~King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.~~
1660 ~~21A.08.100.A, except for waste water treatment facilities and racetracks, shall be~~
1661 ~~prohibited. All other uses, including waste water treatment facilities, shall be subject to~~
1662 ~~the provisions for rural industrial uses in K.C.C. chapter 21A.12.~~

1663 ~~———— 16. The operator of such a facility shall provide verification to the department of~~
1664 ~~natural resources and parks or its successor organization that the facility meets or exceeds~~
1665 ~~the standards of the Animal and Plant Health Inspection Service of the United States~~
1666 ~~Department of Agriculture and the accreditation guidelines of the American Zoo and~~
1667 ~~Aquarium Association.~~

1668 ~~———— 17. The following provisions of the table apply only to major communication~~
1669 ~~facilities. Minor communication facilities shall be reviewed in accordance with the~~
1670 ~~processes and standard outlined in K.C.C. chapter 21A.27.~~

1671 ~~———— 18. Only for facilities related to resource based research.~~

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1672 ~~_____ 19. Limited to work release facilities associated with natural resource based~~
1673 ~~activities.~~

1674 ~~_____ 20. Limited to projects which do not require or result in an expansion of sewer~~
1675 ~~service outside the urban growth area, unless a finding is made that no cost effective~~
1676 ~~alternative technologies are feasible, in which case a tightline sewer sized only to meet~~
1677 ~~the needs of the school bus base and serving only the school bus base may be used.~~

1678 ~~Renovation, expansion, modernization or reconstruction of a school bus base is permitted~~
1679 ~~but shall not require or result in an expansion of sewer service outside the urban growth~~
1680 ~~area, unless a finding is made that no cost effective alternative technologies are feasible,~~
1681 ~~in which case a tightline sewer sized only to meet the needs of the school bus base.~~

1682 ~~_____ 21. Only in conformance with the King County Site Development Plan Report,~~
1683 ~~through modifications to the plan of up to ten percent are allowed for the following:~~

1684 ~~_____ a. building square footage;~~

1685 ~~_____ b. landscaping;~~

1686 ~~_____ c. parking;~~

1687 ~~_____ d. building height; or~~

1688 ~~_____ e. impervious surface.~~

1689 ~~_____ 22. A special use permit shall be required for any modification or expansion of~~
1690 ~~the King County fairgrounds facility that is not in conformance with the King County~~
1691 ~~Site Development Plan Report or that exceeds the allowed modifications to the plan~~
1692 ~~identified in subsection B.21. of this section.~~

1693 ~~_____ 23. The facility shall be primarily devoted to rural public infrastructure~~
1694 ~~maintenance and is subject to the following conditions:~~

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- 1695 ~~_____ a. The minimum site area shall be ten acres, unless:~~
- 1696 ~~_____ (1) the facility is a reuse of a public agency yard; or~~
- 1697 ~~_____ (2) the site is separated from a county park by a street or utility right of way;~~
- 1698 ~~_____ b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided~~
- 1699 ~~between any stockpiling or grinding operations and adjacent residential zoned property;~~
- 1700 ~~_____ c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided~~
- 1701 ~~between any office and parking lots and adjacent residential zoned property;~~
- 1702 ~~_____ d. Access to the site does not use local access streets that abut residential zoned~~
- 1703 ~~property, unless the facility is a reuse of a public agency yard;~~
- 1704 ~~_____ e. Structural setbacks from property lines shall be as follows:~~
- 1705 ~~_____ (1) Buildings, structures and stockpiles used in the processing of materials~~
- 1706 ~~shall be no closer than:~~
- 1707 ~~_____ (a) one hundred feet from any residential zoned properties, except that the~~
- 1708 ~~setback may be reduced to fifty feet when the grade where the building or structures are~~
- 1709 ~~proposed is fifty feet or greater below the grade of the residential zoned property;~~
- 1710 ~~_____ (b) fifty feet from any other zoned property, except when adjacent to a~~
- 1711 ~~mineral extraction or materials processing site;~~
- 1712 ~~_____ (c) the greater of fifty feet from the edge of any public street or the setback~~
- 1713 ~~from residential zoned property on the far side of the street; and~~
- 1714 ~~_____ (2) Offices, scale facilities, equipment storage buildings and stockpiles shall~~
- 1715 ~~not be closer than fifty feet from any property line except when adjacent to M or F zoned~~
- 1716 ~~property or when a reuse of an existing building. Facilities necessary to control access to~~

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1717 ~~the site, when demonstrated to have no practical alternative, may be located closer to the~~
 1718 ~~property line;~~

1719 ~~———— f. On site clearing, grading or excavation, excluding that necessary for~~
 1720 ~~required access, roadway or storm drainage facility construction, shall not be permitted~~
 1721 ~~within fifty feet of any property line except along any portion of the perimeter adjacent to~~
 1722 ~~M or F-zoned property. If native vegetation is restored, temporary disturbance resulting~~
 1723 ~~from construction of noise attenuation features located closer than fifty feet shall be~~
 1724 ~~permitted; and~~

1725 ~~———— g. Sand and gravel extraction shall be limited to forty thousand yards per year.~~

1726 ~~———— 24. The following accessory uses to a motor race track operation are allowed if~~
 1727 ~~approved as part of the special use permit:~~

1728 ~~———— a. motoecross;~~

1729 ~~———— b. autoecross;~~

1730 ~~———— c. skidpad;~~

1731 ~~———— d. garage;~~

1732 ~~———— e. driving school; and~~

1733 ~~———— f. fire station.~~

1734 ~~———— ((25. Only as an accessory use of an agricultural anaerobic digester.))~~

1735 SECTION 3321. Ordinance 13274, Section 4, as amended, and K.C.C.

1736 21A.37.020 are hereby amended to read as follows:

1737 A. For the purpose of this chapter, "sending site" means the entire tax lot or lots
 1738 qualified under subsection B. of this section. Sending sites may only be located within
 1739 rural or resource lands or urban separator areas with R-1 zoning, as designated by the

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1740 King County Comprehensive Plan, and shall meet the minimum lot area for construction
1741 requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located.
1742 Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by
1743 the Washington state Department of Natural Resources as state grant or state forest lands,
1744 land in public ownership may not be sending sites. If the sending site consists of more
1745 than one tax lot, the lots must be contiguous and the area of the combined lots must meet
1746 the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in
1747 which the sending site is located. For purposes of this section, lots divided by a street are
1748 considered contiguous if the lots would share a common lot line if the street was
1749 removed; this provision may be waived by the interagency committee if the total acreage
1750 of a rural or resource sending site application exceeds one hundred acres. A sending site
1751 shall be maintained in a condition that is consistent with the criteria in this section under
1752 which the sending was qualified.

1753 B. Qualification of a sending site shall demonstrate that the site contains a public
1754 benefit such that preservation of that benefit by transferring residential development
1755 rights to another site is in the public interest. A sending site must meet at least one of the
1756 following criteria:

1757 1. Designation in the King County Comprehensive Plan or a functional plan as
1758 an agricultural production district or zoned A;

1759 2. Designation in the King County Comprehensive Plan or a functional plan as
1760 forest production district or zoned F;

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1761 3. Designation in the King County Comprehensive Plan as rural residential,
1762 zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open
1763 space, farm and agricultural land, or timber land;

1764 4. Designation in the King County Comprehensive Plan, or a functional plan as
1765 a proposed rural or resource area regional trail or rural or resource area open space site,
1766 through either:

1767 a. designation of a specific site; or

1768 b. identification of proposed rural or resource area regional trails or rural or
1769 resource area open space sites which meet adopted standards and criteria, and for rural or
1770 resource area open space sites, meet the definition of open space land, as defined in RCW
1771 84.34.020;

1772 5. Identification as habitat for federal listed endangered or threatened species in
1773 a written determination by the King County department of natural resources and parks,
1774 Washington state Department of Fish and Wildlife, United States Fish and Wildlife
1775 Services or a federally recognized tribe that the sending site is appropriate for
1776 preservation or acquisition; or

1777 6. Designation in the King County Comprehensive Plan as urban separator and
1778 zoned R-1.

1779 C. For the purposes of the TDR program, acquisition means obtaining fee simple
1780 rights in real property, or a less than a fee simple right in a form that preserves in
1781 perpetuity the public benefit supporting the designation or qualification of the property as
1782 a sending site.

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1783 D. If a sending site has any outstanding code violations, the person responsible
 1784 for code compliance should resolve these violations, including any required abatement,
 1785 restoration, or payment of civil penalties, before a TDR sending site may be qualified by
 1786 the interagency review committee created under K.C.C. 21A.37.070. However, the
 1787 interagency may qualify and certify a TDR sending site with outstanding code violations
 1788 if the person responsible for code compliance has made a good faith effort to resolve the
 1789 violations and the proposal is in the public interest.

1790 E. For lots on which the entire lot or a portion of the lot has been cleared or
 1791 graded in accordance with a Class II, III or IV special forest practice as defined in chapter
 1792 76.09 RCW within the six years prior to application as a TDR sending site, the applicant
 1793 must provide an affidavit of compliance with the reforestation requirements of the Forest
 1794 Practices Act, and any additional reforestation conditions of their forest practice permit.
 1795 Lots on which the entire lot or a portion of the lot has been cleared or graded without any
 1796 required forest practices or county authorization, shall be not qualified or certified as a
 1797 TDR sending site for six years unless the six-year moratorium on development
 1798 applications has been lifted or waived or the landowner has a reforestation plan approved
 1799 by the state Department of Natural Resources and King County.

1800 SECTION 22, Ordinance 13274, Section 5, as amended, and K.C.C.
 1801 21A.37.030, are each hereby amended to read as follows:

1802 A. Receiving sites shall be:

1803 1. King County unincorporated urban sites, except as limited in subsections C
 1804 and D. of this section, zoned R-4 through R-48, NB, CB, RB or O, or any combination

Commented [CJ5]: This is a new section in the Proposed Ordinance that addresses TDR changes that the Exec inadvertently omitted from the transmittal. The Exec has since asked that the Proposed Ordinance be amended to include this language.

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1805 thereof. The sites may also be within potential annexation areas established under the
1806 countywide planning policies; or
1807 2. Cities where new growth is or will be encouraged under the Growth
1808 Management Act and the countywide planning policies and where facilities and services
1809 exist or where public investments in facilities and services will be made, or
1810 3. RA-2.5 zoned parcels, except as limited in subsection E. of this section, that
1811 meet the criteria listed in this subsection A.3. may receive development rights transferred
1812 from rural forest focus areas, and accordingly may be subdivided and developed at a
1813 maximum density of one dwelling per two and one-half acres. Increased density allowed
1814 through the designation of rural receiving areas:
1815 a. must be eligible to be served by domestic Group A public water service;
1816 b. must be located within one-quarter mile of an existing predominant pattern
1817 of rural lots smaller than five acres in size;
1818 c. must not adversely impact regionally or locally significant resource areas or
1819 critical areas;
1820 d. must not require public services and facilities to be extended to create or
1821 encourage a new pattern of smaller lots;
1822 e. must not be located within rural forest focus areas; and
1823 f. must not be located on Vashon Island or Maury Island.
1824 B. Except as provided in this chapter, development of an unincorporated King
1825 County receiving site shall remain subject to all zoning code provisions for the base zone,
1826 except TDR receiving site developments shall comply with dimensional standards of the

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1827 zone with a base density most closely comparable to the total approved density of the
 1828 TDR receiving site development.

1829 C. An unincorporated King County receiving site may accept development rights
 1830 from one or more sending sites, as follows:

1831 1. For short subdivisions, up to the maximum density permitted under K.C.C.
 1832 21A.12.030 and 21A.12.040; and

1833 2. For formal subdivisions, only as authorized in a subarea study that includes a
 1834 comprehensive analysis of the impacts of receiving development rights.

1835 D. Property located within the outer boundaries of the Noise Remedy Areas as
 1836 identified by the Seattle-Tacoma International Airport may not accept development
 1837 rights.

1838 E. Property located within the shoreline jurisdiction or located on Vashon Island
 1839 or Maury Island may not accept development rights.

1840 SECTION 3423. Ordinance 13733, Section 10, as amended, and K.C.C.
 1841 21A.37.110 are hereby amended to read as follows:

1842 A. The TDR bank may purchase development rights from qualified sending sites
 1843 at prices not to exceed fair market value and to sell development rights at prices not less
 1844 than fair market value. The TDR bank may accept donations of development rights from
 1845 qualified TDR sending sites.

1846 B. The TDR bank may purchase a conservation easement only if the property
 1847 subject to the conservation easement is qualified as a sending site as evidenced by a TDR
 1848 qualification report, the conservation easement restricts development of the sending site
 1849 in the manner required by K.C.C. 21A.37.060 and the development rights generated by

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1850 encumbering the sending site with the conservation easement are issued to the TDR bank
1851 at no additional cost.

1852 C. ~~((If a conservation easement is acquired through a county park, open space,~~
1853 ~~trail, agricultural, forestry or other natural resource acquisition program for a property~~
1854 ~~that is qualified as a TDR sending site as evidenced by a TDR qualification report, any~~
1855 ~~development rights generated by encumbering the sending site with the conservation~~
1856 ~~easement may be issued to the TDR bank so long as there is no additional cost for the~~
1857 ~~development rights.)) Any development rights, generated by encumbering property with
1858 a conservation easement, may be issued to the TDR bank if:~~

1859 1.a. The conservation easement is acquired through a county park, open space,
1860 trail, agricultural, forestry or other natural resource acquisition program for a property
1861 that is qualified as a TDR site as evidenced by a TDR qualification report; or

1862 b. the property is acquired by the county with the intent of conveying the
1863 property encumbered by a reserved conservation easement. The number of development
1864 rights generated by this reserved conservation easement shall be determined by the TDR
1865 qualification report; and

1866 2. Under either subsection C.1.a. or b. of this section, there will be no additional
1867 cost to the county for acquiring the development rights.

1868 D. The TDR bank may use funds to facilitate development rights transfers.
1869 These expenditures may include, but are not limited to, establishing and maintaining
1870 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals
1871 and reimbursing the costs incurred by the department of natural resources and parks,

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1872 water and land resources division, or its successor, for administering the TDR bank fund
1873 and executing development rights purchases and sales.

1874 E. The TDR bank fund may be used to cover the cost of providing staff support
1875 for identifying and qualifying sending and receiving sites, and the costs of providing staff
1876 support for the TDR interagency review committee.

1877 F. Upon approval of the TDR executive board, proceeds from the sale of TDR
1878 bank development rights shall be available for acquisition of additional development
1879 rights and as amenity funds to facilitate interlocal TDR agreements with cities in King
1880 County and for projects in receiving areas located in urban unincorporated King County.
1881 Amenity funds provided to a city from the sale of TDR bank development rights to that
1882 city are limited to one-third of the proceeds from the sale.

1883 SECTION 24. Ordinance 13733, Section 14, as amended, and K.C.C.
1884 21A.37.150 are each hereby amended to read as follows:

1885 A. Expenditures by the county for amenities to facilitate development rights sales
1886 in cities shall be authorized by the TDR executive board during review of proposed
1887 interlocal agreements, and should be roughly proportionate to the value and number of
1888 development rights anticipated to be accepted in an incorporated receiving site pursuant
1889 to the controlling interlocal agreement. (~~or in the unincorporated urban area.~~) in
1890 accordance with K.C.C. 21A.37.040. Expenditures by the county to fund projects in
1891 receiving areas located in urban unincorporated King County shall be authorized by the
1892 TDR executive board and should be roughly proportionate to the value and number of
1893 development rights accepted in the unincorporated urban area.

Commented [CJ6]: This addresses TDR changes that the Exec inadvertently omitted from the transmittal. The Exec has since asked that the Proposed Ordinance be amended to include this language.

Commented [CJ7]: This is a new section in the Proposed Ordinance that addresses TDR changes that the Exec inadvertently omitted from the transmittal. The Exec has since asked that the Proposed Ordinance be amended to include this language.

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1894 B. The county shall not expend funds on TDR amenities in a city before
1895 execution of an interlocal agreement, except that:

1896 1. The executive board may authorize up to twelve thousand dollars be spent by
1897 the county on TDR amenities before a development rights transfer for use at a receiving
1898 site or for the execution of an interlocal agreement if the TDR executive board
1899 recommends that the funds be spent based on a finding that the expenditure will expedite
1900 a proposed transfer of development rights or facilitate acceptance of a proposed transfer
1901 of development rights by the community around a proposed or established receiving site
1902 area;

1903 2. King County may distribute the funds directly to a city if a scope of work,
1904 schedule and budget governing the use of the funds is mutually agreed to in writing by
1905 King County and the affected city. Such an agreement need not be in the form of an
1906 interlocal agreement; and

1907 3. The funds may be used for project design renderings, engineering or other
1908 professional services performed by persons or entities selected from the King County
1909 approved architecture and engineering roster maintained by the department of finance or
1910 an affected city's approved architecture and engineering roster, or selected by an affected
1911 city through its procurements processes consistent with state law and city ordinances.

1912 C. TDR amenities may include the acquisition, design or construction of public
1913 art, cultural and community facilities, parks, open space, trails, roads, parking,
1914 landscaping, sidewalks, other streetscape improvements, transit-related improvements or
1915 other improvements or programs that facilitate increased densities on or near receiving
1916 sites.

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1917 D. When King County funds amenities in whole or in part, the funding shall not
1918 commit the county to funding any additional amenities or improvements to existing or
1919 uncompleted amenities.

1920 E. King County funding of amenities shall not exceed appropriations adopted by
1921 the council or funding authorized in interlocal agreements, whichever is less.

1922 F. Public transportation amenities shall enhance the transportation system. These
1923 amenities may include capital improvements such as passenger and layover facilities, if
1924 the improvements are within a designated receiving area or within one thousand five
1925 hundred feet of a receiving site. These amenities may also include programs such as the
1926 provision of security at passenger and layover facilities and programs that reduce the use
1927 of single occupant vehicles, including car sharing and bus pass programs.

1928 G. Road fund amenities shall enhance the transportation system. These amenities
1929 may include capital improvements, such as streets, traffic signals, sidewalks, street
1930 landscaping, bicycle lanes and pedestrian overpasses, if the improvements are within a
1931 designated receiving site area or within one thousand five hundred feet of a receiving site.
1932 These amenities may also include programs that enhance the transportation system.

1933 H. All amenity funding provided by King County to cities or to urban
1934 unincorporated receiving areas to facilitate the transfer of development rights shall be
1935 consistent with federal, state and local laws.

1936 I. The timing and amounts of funds for amenities paid by King County to each
1937 participating city shall be determined in an adopted interlocal agreement. The interlocal
1938 agreement shall set forth the amount of funding to be provided by the county, an
1939 anticipated scope of work, work schedule and budget governing the use of the amenity

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1940 funds. Except for the amount of funding to be provided by the county, these terms may
1941 be modified by written agreement between King County and the city. Such an agreement
1942 need not be in the form of an interlocal agreement. Such an agreement must be
1943 authorized by the TDR executive board. If amenity funds are paid to a city to operate a
1944 program, the interlocal agreement shall set the period during which the program is to be
1945 funded by King County.

1946 J. A city that receives amenity funds from the county is responsible for using the
1947 funds for the purposes and according to the terms of the governing interlocal agreement.

1948 K. To facilitate timely implementation of capital improvements or programs at
1949 the lowest possible cost, King County may make amenity payments as authorized in an
1950 interlocal agreement to a city before completion of the required improvements or
1951 implementation programs, as applicable. If all or part of the required improvements or
1952 implementation programs in an interlocal agreement to be paid for from King County
1953 funds are not completed by a city within five years from the date of the transfer of
1954 amenity funds, then, unless the funds have been used for substitute amenities by
1955 agreement of the city and King County, those funds, plus interest, shall be returned to
1956 King County and deposited into the originating amenity fund for reallocation to other
1957 TDR projects.

1958 L. King County is not responsible for maintenance, operating and replacement
1959 costs associated with amenity capital improvements inside cities, unless expressly agreed
1960 to in an interlocal agreement.

1961

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1962 ~~NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter~~
 1963 ~~21A.42 a new section to read as follows:~~
 1964 ~~— Modifications and expansions of standards for agricultural activities as provided~~
 1965 ~~in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team~~
 1966 ~~established by section 34 of this ordinance, subject to the following:~~
 1967 ~~— A. The proposed modification or expansion must be located on existing~~
 1968 ~~impervious surface or lands not otherwise suitable for direct agricultural production~~
 1969 ~~based upon soil conditions or other factors and cannot be returned to productivity by~~
 1970 ~~drainage maintenance;~~
 1971 ~~— B. The proposed modification or expansion must be allowed under Farmland~~
 1972 ~~Preservation Program conservation easement and/or zoning development standards;~~
 1973 ~~— C. The proposed modifications or expansion must be supported by adequate~~
 1974 ~~utilities, parking, internal circulation and other infrastructure;~~
 1975 ~~— D. The proposed modification or expansion must not interfere with neighborhood~~
 1976 ~~circulation or interfere with existing or permitted development or use on neighboring~~
 1977 ~~properties;~~
 1978 ~~— E. The proposed modification or expansion must be designed in a manner that is~~
 1979 ~~compatible with the character and appearance of existing, or proposed development in the~~
 1980 ~~vicinity of the subject property;~~
 1981 ~~— F. The proposed modification or expansion must not be in conflict with the health~~
 1982 ~~and safety of the community and is such that pedestrian and vehicular traffic associated~~
 1983 ~~with the use must not be hazardous or conflict with existing and anticipated traffic in the~~
 1984 ~~neighborhood;~~

Commented [CJ8]: Removal of Section 35 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

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1985 ~~—— G. The proposed modification or expansion must be supported by adequate~~
 1986 ~~public facilities or services and must not adversely affect public services to the~~
 1987 ~~surrounding area; and~~

1988 ~~—— H. The expansion or modification must not be in conflict with the policies of the~~
 1989 ~~Comprehensive Plan or the basic purposes of K.C.C. Title 21A.~~

1990 ~~—— **NEW SECTION. SECTION 36.** There is hereby added to K.C.C. chapter~~
 1991 ~~21A.42 a new section to read as follows:~~

1992 ~~—— The department shall establish an agricultural technical review committee~~
 1993 ~~consisting of representatives of the departments of permitting and environmental review,~~
 1994 ~~natural resources and parks and public health and the King Conservation District to~~
 1995 ~~review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090.~~
 1996 ~~The committee may authorize the siting of the facilities subject to the following:~~

1997 ~~—— A. The use must be limited to processing, warehousing, storage, including~~
 1998 ~~refrigeration, retail sales and other similar support services of locally produced~~
 1999 ~~agricultural products. Sixty percent or more of the products must be grown or raised in~~
 2000 ~~the agricultural production district. At the time of initial application, the applicant shall~~
 2001 ~~submit a projection of the source of products to be produced;~~

2002 ~~—— B. Limited to farmworker housing to support agricultural operations located in~~
 2003 ~~the agricultural production district;~~

2004 ~~—— C. The use must be limited to farm operations, including equipment repair, and~~
 2005 ~~other similar services primarily supporting agricultural operations located in the~~
 2006 ~~agricultural production district. Sixty percent or more of the services business must be to~~
 2007 ~~support agricultural operations in the agricultural production district. At the time of~~

Commented [CJ9]: Removal of Section 36 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

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2008 ~~initial application, the applicant shall submit a projection of the source of products to be~~
2009 ~~produced;~~

2010 ~~—— D. Structures and areas used for agricultural services, including walls, fences and~~
2011 ~~screening vegetation, must meet the setback and size limitation in K.C.C.~~
2012 ~~21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with~~
2013 ~~existing or permitted development or use on neighboring properties;~~

2014 ~~—— E. The proposed use must be designed in a manner which is compatible with the~~
2015 ~~character and appearance of existing, or proposed development in the vicinity of the~~
2016 ~~subject property;~~

2017 ~~—— F. The use must not be in conflict with the health and safety of the community~~
2018 ~~and must be such that pedestrian and vehicular traffic associated with the use will not be~~
2019 ~~hazardous or conflict with existing and anticipated traffic in the neighborhood;~~

2020 ~~—— G. The use must be supported by adequate public facilities or services and will~~
2021 ~~not adversely affect public services to the surrounding area; and~~

2022 ~~—— H. The use must not be in conflict with the policies of the Comprehensive Plan or~~
2023 ~~the basic purposes of K.C.C. Title 21A.~~

2024 SECTION 3725. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010
2025 are each hereby repealed.

2026 SECTION 3826. Severability. If any provision of this ordinance its application
2027 to any person or circumstance is held invalid, the remainder of the ordinance or the
2028 application of the provision other persons or circumstances is not affected."
2029

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2030 Delete Attachment A, King County Comprehensive Plan - 2016 Update, and insert
2031 Attachment A, King County Comprehensive Plan - 2016 Update, dated September 1,
2032 2016, engross the changes in the striking amendment and from any adopted amendments
2033 to the striking amendment, and delete the line numbers.
2034
2035 Delete Attachment B, Appendix - Land Use and Zoning Amendments, and insert
2036 Attachment B, Appendix - Land Use and Zoning Amendments, dated September 1, 2016,
2037 and engross the changes in the striking amendment and from any adopted amendments to
2038 the striking amendment.
2039
2040 Delete Attachment C, Technical Appendix A – Capital Facilities, and insert Attachment
2041 C, Technical Appendix A – Capital Facilities, dated September 1, 2016, engross the
2042 changes in the striking amendment and from any adopted amendments to the striking
2043 amendment, and delete the line numbers.
2044
2045 Delete Attachment D, Technical Appendix B - Housing, and insert Attachment D,
2046 Technical Appendix B - Housing, dated September 1, 2016, engross the changes in the
2047 striking amendment and from any adopted amendments to the striking amendment, and
2048 delete the line numbers.
2049
2050 Delete Attachment E, Technical Appendix C - Transportation, and insert Attachment E,
2051 Technical Appendix C - Transportation, dated September 1, 2016, engross the changes in

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2052 the striking amendment and from any adopted amendments to the striking amendment,
2053 and delete the line numbers.
2054
2055 Delete Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, and
2056 insert Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, dated
2057 September 1, 2016, engross the changes in the striking amendment and from any adopted
2058 amendments to the striking amendment, and delete the line numbers.
2059
2060 Delete Attachment G, Technical Appendix C2 – Regional Trail Needs Report, and insert
2061 Attachment G, Technical Appendix C2 – Regional Trail Needs Report, dated September
2062 1, 2016, engross the changes in the striking amendment and from any adopted
2063 amendments to the striking amendment, and delete the line numbers.
2064
2065 Delete Attachment H, Technical Appendix D – Growth Targets and the Urban Growth
2066 Area, and insert Attachment H, Technical Appendix D – Growth Targets and the Urban
2067 Growth Area, dated September 1, 2016, engross the changes in the striking amendment
2068 and from any adopted amendments to the striking amendment, and delete the line
2069 numbers.
2070
2071 Delete Attachment I, Technical Appendix R – Public Outreach for the Development of
2072 the 2016 Comprehensive Plan, and insert Technical Appendix R – Public Outreach for
2073 the Development of the 2016 Comprehensive Plan, dated September 1, 2016, engross the

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2074 changes in the striking amendment and from any adopted amendments to the striking
2075 amendment, and delete the line numbers.

2076

2077 Insert Attachment K, Addendum to Vashon Town Plan.

2078

2079 **EFFECT: This striking amendment:**

- 2080 • **Amends the Vashon Town Plan to make a zoning change on one parcel,**
- 2081 • **Removes proposed changes related to agricultural uses,**
- 2082 • **Adds code provisions related to transfer of development rights, and**
- 2083 • **Replaces attachments with updated versions.**

2084 **See track changes version of S1, as well as amendment summary matrices, for more**
2085 **detail.**