



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

March 3, 2008

Ordinance 16028

Proposed No. 2007-0624.1

Sponsors Dunn

1 AN ORDINANCE relating to zoning and materials
2 processing facilities in the Rural Area; and amending
3 Ordinance 10870, Section 335, as amended, and K.C.C.
4 21A.08.080.

5

6 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

7 SECTION 1. Ordinance 10870, Section 335, as amended, and K.C.C.

8 21A.08.080 are each hereby amended to read as follows:

9 A. Manufacturing land uses.

Ordinance 16028

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use	Z	R	R	N	R	B S	B	S	I S	M S	G S	F	D
	O	I	E	E	A	A E	A	I	G I	M I	I I	I	U
	N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
	E	U	T	A		V		E	B E	N E	N E	E	T
	L		L			E		N	O S	I S	A S		R
	T							T	R S	T S	L S		I
	U							I	H	Y			A
	R							A	O				L
	E							L	O				
									D				
SIC #	SPECIFIC LAND USE	A	F	M	R A	UR	R 1-8	R1 2-48	NB	CB	RB	O	I (11)
20	Food and Kindred Products	P1 , C1 4	P1		P1 , C1 4	P1					C		P2 C
2082 / 2084	Winery/Brewery	P3 C1 2			P3 C1 3	P3					C		P
*	Materials Processing Facility	P1 5 C	P1 6 C	P1 7 C1 8	<u>P1</u> <u>9</u> <u>C</u>								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P

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P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use	Z	R	R	N	R	B S	B	S	I S	M S	G S	F	D
	O	I	E	E	A	A E	A	I	G I	M I	I I	I	U
	N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
	E	U	T	A		V		E	B E	N E	N E	E	T
	L		L			E		N	O S	I S	A S		R
	T							T	R S	T S	L S		I
	U							I	H	Y			A
	R							A	O				L
	E							L	O				
									D				
SIC #	SPECIFIC LAND USE	A	F	M	R A	UR	R 1-8	R1 2-48	NB	CB	RB	O	I (11)
24	Wood Products, except furniture	P4	P4 C5		P4 , C5	P4					C6		P
25	Furniture and Fixtures										C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7 C	P
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C

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P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
	L			L			E		N	O	S	I	S	A	S		R
	T								T	R	S	T	S	L	S		I
	U								I	H		Y					A
	R								A	O							L
	E								L	O							
										D							
SIC #	SPECIFIC LAND USE	A	F	M	R	UR	R	R1	NB	CB	RB	O	I				
					A		1-8	2-48					(11)				
30	Rubber and Misc. Plastics Products												C				
31	Leather and Leather Goods										C		P				
32	Stone, Clay, Glass and Concrete Products									P6	P9		P				
33	Primary Metal Industries												C				
34	Fabricated Metal Products												P				
35	Industrial and Commercial Machinery												P				

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P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
	L			L			E		N	O	S	I	S	A	S		R
	T								T	R	S	T	S	L	S		I
	U								I	H	Y						A
	R								A	O							L
	E								L	O							
										D							
SIC #	SPECIFIC LAND USE	A	F	M	R	UR	R	R1	NB	CB	RB	O	I				
					A		1-8	2-48					(11)				
351-55	Heavy Machinery and Equipment												C				
357	Computer and Office Equipment										C	C	P				
36	Electronic and other Electric Equipment										C		P				
374	Railroad Equipment												C				
376	Guided Missile and Space Vehicle Parts												C				
379	Miscellaneous Transportation Vehicles												C				

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P-Permitted Use		A	F	M	R	U R	U R		N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R E		E U	O U	E U	F	N
S-Special Use	Z	R	R	N	R	B S	B S		I S	M S	G S	F	D
	O	I	E	E	A	A E	A I		G I	M I	I I	I	U
	N	C	S	R	L	N R	N D		H N	U N	O N	C	S
	E	U	T	A		V	E		B E	N E	N E	E	T
	L		L			E	N		O S	I S	A S		R
	T						T		R S	T S	L S		I
	U						I		H	Y			A
	R						A		O				L
	E						L		O				
									D				
SIC #	SPECIFIC LAND USE	A	F	M	R A	UR	R 1-8	R1 2-48	NB	CB	RB	O	I (11)
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P

KEY		RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL				
P-Permitted Use		A	F	M	R	U R	U	R	N B	C B	R B	O	I
C-Conditional Use		G	O	I	U	R E	R	E	E U	O U	E U	F	N
S-Special Use	Z	R	R	N	R	B S	B	S	I S	M S	G S	F	D
	O	I	E	E	A	A E	A	I	G I	M I	I I	I	U
	N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
	E	U	T	A		V		E	B E	N E	N E	E	T
	L		L			E		N	O S	I S	A S		R
	T							T	R S	T S	L S		I
	U							I	H	Y			A
	R							A	O				L
	E							L	O				
								D					
SIC #	SPECIFIC LAND USE	A	F	M	R	UR	R	R1	NB	CB	RB	O	I
					A		1-8	2-48					(11)
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
REFERENCES:		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											

10

B. Development conditions.

11

1. a. The floor area devoted to processing shall not exceed two thousand square feet.

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13

b. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining residential zones.

14

15

c. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial

16

17 application, the applicant shall submit a projection of the source of products to be
18 produced.

19 2. Except slaughterhouses.

20 3. Only as a home industry, subject to K.C.C. chapter 21A.30.

21 4. Limited to rough milling and planing of products grown on-site with portable
22 equipment.

23 5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites,
24 limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.

25 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
26 No. 2431-Millwork, (excluding planing mills).

27 7. Limited to photocopying and printing services offered to the general public.

28 8. Only within enclosed buildings, and as an accessory use to retail sales.

29 9. Only within enclosed buildings.

30 10. Limited to boat building of craft not exceeding forty-eight feet in length.

31 11. For I-zoned sites located outside the urban growth area designated by the
32 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
33 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
34 rural industrial uses as set forth in K.C.C. chapter 21A.12.

35 12. Limited to wineries subject to the following:

36 a. The total floor area of structures for wineries and any accessory uses are not
37 to exceed three thousand five hundred square feet, including underground storage, unless
38 located in existing agricultural structures, including, but not limited to, barns.

39 b. Expansions of existing agricultural structures used for wineries are not to
40 exceed three thousand five hundred square feet.

41 c. At least sixty percent of the grapes or other agricultural products used to
42 produce the wine must be grown in King County.

43 d. Structures and areas used for processing are set back a minimum distance of
44 seventy-five feet from property lines adjacent to residential zones.

45 e. Wineries must comply with Washington state Department of Ecology and
46 King County board of health regulations for water usage and wastewater disposal.
47 Wineries using water from exempt wells must install a water meter.

48 13. Limited to wineries subject to the following:

49 a. The floor area of structures for wineries and any accessory uses are limited
50 to a total of eight thousand square feet, except that underground storage that is
51 constructed completely below natural grade, not including required exits and access
52 points, may add an additional eight thousand square feet provided that the underground
53 storage is at least one foot below the surface and is not visible above ground and must
54 meet the following:

55 (1) Wineries must comply with Washington state Department of Ecology and
56 King County board of health regulations for water usage and wastewater disposal.
57 Wineries using water from exempt wells are to install a water meter.

58 (2) Clearing on the site is limited to a maximum of thirty-five percent of the
59 lot area or the amount previously legally cleared, whichever is greater. Removal of
60 noxious weeds and invasive vegetation is exempt from this clearing limitation. The

61 remainder of the site is to be managed under a forest management plan approved by the
62 King County department of natural resources and parks.

63 (3) Off-street parking is limited to one hundred and fifty percent of the
64 minimum requirement for wineries specified in K.C.C. 21A.18.030.

65 (4) Structures and areas used for processing are set back a minimum distance
66 of seventy-five feet from property lines adjacent to residential zones.

67 b. Structures for wineries and any accessory uses that exceed six thousand
68 square feet of total floor area including underground storage must:

69 (1) have a minimum lot size of ten acres; and

70 (2) use a minimum of two and one-half acres of the site for the growing of
71 agricultural products.

72 c. Structures for wineries and any accessory uses that do not exceed a six
73 thousand square feet of total floor area including underground storage must have a
74 minimum lot size of five acres.

75 d. On Vashon-Maury Island, the total floor area of structures for wineries and
76 any accessory uses located may not exceed six thousand square feet including
77 underground storage and must have a minimum lot size of five acres.

78 14. Accessory to agriculture uses provided:

79 a. In the RA zones and on lots less than thirty-five acres in the A zones, the
80 floor area devoted to processing shall not exceed three thousand five hundred square feet
81 unless located in a farm structure, including, but not limited to barns, existing as of
82 December 31, 2003.

83 b. On lots at least thirty-five acres in the A zones, the floor area devoted to
84 processing shall not exceed seven thousand square feet unless located in a farm structure,
85 including, but not limited to barns, existing as of December 31, 2003.

86 c. In the A zones, structures used for processing shall be located on portions of
87 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
88 the already developed portion of such agricultural lands that are not available for direct
89 agricultural production, or areas without prime agricultural soils.

90 d. Structures and areas used for processing shall maintain a minimum distance
91 of seventy-five feet from property lines adjoining residential zones.

92 e. Processing is limited to agricultural products and sixty percent or more of
93 the products processed must be grown in the Puget Sound counties. At the time of initial
94 application, the applicant shall submit a projection of the source of products to be
95 processed.

96 15. Limited to source separated organic waste processing facilities at a scale
97 appropriate to process the organic waste generated in the agricultural zone.

98 16. Only on the same lot or same group of lots under common ownership or
99 documented legal control, which includes, but is not limited to, fee simple ownership, a
100 long-term lease or an easement:

101 a. as accessory to a primary forestry use and at a scale appropriate to process
102 the organic waste generated on the site; or

103 b. as a continuation of a sawmill or lumber manufacturing use only for that
104 period to complete delivery of products or projects under contract at the end of the
105 sawmill or lumber manufacturing activity.

106 17. Only on the same lot or same group of lots under common ownership or
107 documented legal control, which includes, but is not limited to, fee simple ownership, a
108 long-term lease or an easement:

109 a. as accessory to a primary mineral use; or

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

112 18. Continuation of a materials processing facility after reclamation in
113 accordance with an approved reclamation plan.

114 19. Only on a site that is ten acres or greater and that does not use local access
115 streets that abut lots developed for residential use.

116


Ordinance 16028 was introduced on 11/19/2007 and passed by the Metropolitan King County Council on 3/3/2008, by the following vote:

Yes: 8 - Ms. Patterson, Mr. Dunn, Ms. Lambert, Mr. von Reichbauer, Mr. Ferguson, Mr. Gossett, Mr. Phillips and Ms. Hague

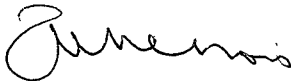
No: 0

Excused: 1 - Mr. Constantine

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

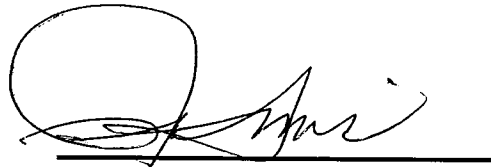

Julia Patterson, Chair

ATTEST:



Anne Noris, Clerk of the Council

APPROVED this 10 day of MARCH, 2008.



Ron Sims, County Executive

Attachments None

RECEIVED
2008 MAR 13 AM 10:05
CLERK
KING COUNTY COUNCIL