



## Legislation Details (With Text)

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**File created:** 11/19/2007      **In control:** Growth Management and Natural Resources Committee

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

**Sponsors:** Reagan Dunn

**Indexes:** Zoning

**Code sections:** 21A.08.080 -

**Attachments:** 1. 16028.pdf, 2. 2007-0624 Adoption Notice.doc, 3. 2007-0624 Attachment 2 - Area Zoning Study (9-2007).pdf, 4. 2007-0624 hearing notice.doc, 5. 2007-0624 Staff Report - RA zone materials processing (12-11-07).doc

Date	Ver.	Action By	Action	Result
3/3/2008	1	Metropolitan King County Council	Passed	Pass
2/25/2008	1	Metropolitan King County Council	Hearing Held	
2/25/2008	1	Metropolitan King County Council	Deferred	
1/22/2008	1	Metropolitan King County Council	Reintroduced	
12/11/2007	1	Growth Management and Natural Resources Committee	Recommended Do Pass	Pass
11/19/2007	1	Metropolitan King County Council	Introduced and Referred	

Clerk 11/19/2007

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

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080 are each hereby amended to read as follows:

A. Manufacturing land uses.

KEY	RESOURCE			RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
P-Permitted Use	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N

S-Special Use		Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A			V	E	N	B	E	N	E	N	E	E	T
			L		L			E	N	O	S	I	S	A	S		R	
			T						T	R	S	T	S	L	S		I	
			U						I	H		Y					A	
			R						A	O							L	
			E						L	O								
										D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)					
20	Food and Kindred Products	P1, C14	P1		P1, C14	P1					C		P2C					
2082/ 2084	Winery/Brewery	P3 C12			P3 C13	P3					C		P					
*	Materials Processing Facility	P15	P16 C	P17 C18	P19 C								P					
22	Textile Mill Products												C					
23	Apparel and other Textile Products										C		P					
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	P7C	P					
28	Chemicals and Allied Products												C					
2911	Petroleum Refining and Related Industries												C					
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
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	li0											C
379	Miscellaneous Transportation Vehicles												C
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
<b>GENERAL CROSS REFERENCES:</b> Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, 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																				

B. Development conditions.

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

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

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

- 2. Except slaughterhouses.
- 3. Only as a home industry, subject to K.C.C. chapter 21A.30.
- 4. Limited to rough milling and planing of products grown on-site with portable equipment.
- 5. Limited to SIC Industry Group No. 242-Sawmills. For RA zoned sites, limited to RA-10 on lots at least ten acres in size and only as accessory to forestry uses.
- 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills).
- 7. Limited to photocopying and printing services offered to the general public.
- 8. Only within enclosed buildings, and as an accessory use to retail sales.
- 9. Only within enclosed buildings.
- 10. Limited to boat building of craft not exceeding forty-eight feet in length.

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

12. Limited to wineries subject to the following:

- a. The total floor area of structures for wineries and any accessory uses are not to exceed three thousand five hundred square feet, including underground storage, unless located in existing agricultural structures, including, but not limited to, barns.
- b. Expansions of existing agricultural structures used for wineries are not to exceed three thousand five hundred square feet.
- c. At least sixty percent of the grapes or other agricultural products used to produce the wine must be grown in King County.
- d. Structures and areas used for processing are set back a minimum distance of seventy-five feet from property lines adjacent to residential zones.
- e. Wineries must comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal. Wineries using water from exempt wells must install a water meter.

13. Limited to wineries subject to the following:

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

- (1) Wineries must comply with Washington state Department of Ecology and King County board of

health regulations for water usage and wastewater disposal. Wineries using water from exempt wells are to install a water meter.

(2) Clearing on the site is limited to a maximum of thirty-five percent of the lot area or the amount previously legally cleared, whichever is greater. Removal of noxious weeds and invasive vegetation is exempt from this clearing limitation. The remainder of the site is to be managed under a forest management plan approved by the King County department of natural resources and parks.

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

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

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

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

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

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

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

14. Accessory to agriculture uses provided:

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

b. On lots at least thirty-five acres in the A zones, the floor area devoted to processing shall not

exceed seven thousand square feet unless located in a farm structure, including, but not limited to barns, existing as of December 31, 2003.

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

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

e. 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 application, the applicant shall submit a projection of the source of products to be processed.

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

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

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

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

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

a. as accessory to a primary mineral use; or

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

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

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

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