

12/2/16
Rural Area Terms

Sponsor: Dembowski

ea/cmj

Proposed No.: 2016-0155

1 **AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION 2**

2 On page 19, after line 402, insert:

3 "SECTION 21. Ordinance 10870, Section 330, as amended, and K.C.C.

4 21A.08.030, are each hereby amended to read as follows:

5 A. Residential land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | | |
|-------------------|-------------------|----------|---|---|-----------------------|-------------|------|------------|----|-----------------------|----|---|---|---|---|---|---|---|
| P-Permitted Use | Z O N E | A | F | M | R | * R | U | R | N | B | C | B | R | B | O | I | | |
| C-Conditional Use | | G | O | I | U | U | E | R | E | E | U | O | U | E | U | F | N | |
| S-Special Use | | R | R | N | R | R | S | B | S | I | S | M | S | G | S | F | D | |
| | | O | 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: | | | | | | | | | | | |
| * | Single Detached | P C12 | P2 | | P C12 | P C12 | P C12 | P C12 | P15 | | | |
| * | Townhouse | | | | C4 | C4 | P11 C12 | P | P3 | P3 | P3 | P3 |
| * | Apartment | | | | C4 | C4 | P5 C5 | P | P3 | P3 | P3 | P3 |
| * | Mobile Home Park | | | | S13 | | 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 | P18 | | P18 | P18 | P18 | P18 | P18 | P18 | P18 | P18 |
| * | Home Industry | C | | | C | C | C | | | | | |
| | TEMPORARY LODGING: | | | | | | | | | | | |
| 7011 | Hotel/Motel (1) | | | | | | | | | P | P | P |
| * | Bed and Breakfast Guesthouse | P9 | | | P9 | P9 | P9 | P9 | P9 | P10 | P10 | |
| 7041 | Organization Hotel/Lodging Houses | | | | | | | | | | P | |
| 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; | | | | | | | | | | |

6 B. Development conditions.

7 1. Except bed and breakfast guesthouses.

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

9 a. Site disturbance associated with development of any new residence shall be
10 limited to three acres. Site disturbance shall mean all land alterations including, but not
11 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage
12 disposal systems and driveways. Additional site disturbance for agriculture, including
13 raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be
14 approved only if a farm management plan is prepared in accordance with K.C.C. chapter
15 21A.30. Animal densities shall be based on the area devoted to animal care and not the
16 total area of the lot;

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

20 c. The forest management plan shall incorporate a fire protection element that
21 includes fire safety best management practices developed by the department.

22 3. Only as part of a mixed use development subject to the conditions of K.C.C.
23 chapter 21A.14, except that in the NB zone on properties with a land use designation of
24 commercial outside of center (CO) in the urban areas, stand-alone townhouse
25 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and
26 21A.14.180.

27 4. Only in a building listed on the National Register as an historic site or
28 designated as a King County landmark subject to K.C.C. chapter 21A.32.

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

30 (1) At least fifty percent of the site is constrained by unbuildable critical

31 areas. For purposes of this subsection, unbuildable critical areas includes wetlands,

32 aquatic areas and slopes forty percent or steeper and associated buffers; and

33 (2) The density does not exceed a density of eighteen units per acre of net

34 buildable area.

35 b. In the R-4 through R-8 zones, apartment units are permitted if the density

36 does not exceed a density of eighteen units per acre of net buildable area.

37 c. If the proposal will exceed base density for the zone in which it is proposed,

38 a conditional use permit is required.

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

40 7.a. Accessory dwelling units:

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

42 (2) Only in the same building as the primary dwelling unit on:

43 (a) an urban lot that is less than five thousand square feet in area;

44 (b) except as otherwise provided in subsection B.7.a.(5) of this section, a

45 rural lot that is less than the minimum lot size; or

46 c. a lot containing more than one primary dwelling;

47 (3) The primary dwelling unit or the accessory dwelling unit shall be owner

48 occupied;

49 (4)(a) Except as otherwise provided in subsection B.7.a(5) of this section, one

50 of the dwelling units shall not exceed one thousand square feet of heated floor area

51 except when one of the dwelling units is wholly contained within a basement or attic; and

52 (b) When the primary and accessory dwelling units are located in the same
53 building, or in multiple buildings connected by a breezeway or other structure, only one
54 entrance may be located on each street;

55 (5) On a site zoned RA:

56 (a) If one transferable development right is purchased from the ((~~¶~~))Rural
57 ((~~¶~~))Area or Natural Resource Lands under K.C.C. chapter 21A.37, the smaller of the
58 dwelling units is permitted a maximum floor area up to one thousand five hundred square
59 feet; and

60 (b) If one transferable development right is purchased from the ((~~¶~~))Rural
61 ((~~¶~~))Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory
62 dwelling unit is allowed on an RA-5 zoned lot that is at least two and one-half acres and
63 less than three and three-quarters acres;

64 (6) One additional off-street parking space shall be provided;

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

67 (8) An applicant seeking to build an accessory dwelling unit shall file a notice
68 approved by the department of executive services, records and licensing services
69 division, that identifies the dwelling unit as accessory. The notice shall run with the land.
70 The applicant shall submit proof that the notice was filed before the department shall
71 approve any permit for the construction of the accessory dwelling unit. The required
72 contents and form of the notice shall be set forth in administrative rules. If an accessory
73 dwelling unit in a detached building in the rural zone is subsequently converted to a
74 primary unit on a separate lot, neither the original lot nor the new lot may have an

75 additional detached accessory dwelling unit constructed unless the lot is at least twice the
76 minimum lot area required in the zone; and

77 (9) Accessory dwelling units and accessory living quarters are not allowed in
78 the F zone.

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

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

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

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

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

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

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

91 b. The number of persons accommodated per night shall not exceed five,
92 except that a structure that satisfies the standards of the International Building Code as
93 adopted by King County for R-1 occupancies may accommodate up to ten persons per
94 night.

95 10. Only if part of a mixed use development, and subject to the conditions of
96 subsection B.9. of this section.

97 11. Townhouses are permitted, but shall be subject to a conditional use permit if
98 exceeding base density.

99 12. Required before approving more than one dwelling on individual lots,
100 except on lots in subdivisions, short subdivisions or binding site plans approved for
101 multiple unit lots, and except as provided for accessory dwelling units in subsection B.7.
102 of this section.

103 13. No new mobile home parks are allowed in a rural zone.

104 14.a. Limited to domestic violence shelter facilities.

105 b. Limited to domestic violence shelter facilities with no more than eighteen
106 residents or staff.

107 15. Only in the R4-R8 zones limited to:

108 a. developments no larger than one acre;

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

111 c. All units must be cottage housing units with no less than three units and no
112 more than sixteen units, provided that if the site contains an existing home that is not
113 being demolished, the existing house is not required to comply with the height limitation
114 in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C.
115 21A.14.025.B; and

116 d. Before filing an application with the department, the applicant shall hold a
117 community meeting in accordance with K.C.C. 20.20.035.

118 16. The development for a detached single-family residence shall be consistent
119 with the following:

120 a. The lot must have legally existed before March 1, 2005;

121 b. The lot has a Comprehensive Plan land use designation of Rural

122 Neighborhood Commercial Center or Rural Area; and

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

124 17. Housing for agricultural employees who are employed by the owner or

125 operator of the site year-round as follows:

126 a. Not more than:

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

128 (2) Two agricultural employee dwelling units on a site between twenty acres

129 and fifty acres;

130 (3) Three agricultural employee dwelling units on a site greater than fifty

131 acres and less than one-hundred acres; and

132 (4) On sites one-hundred acres and larger one additional agricultural

133 employee dwelling unit for each additional one hundred acres;

134 b. The primary use of the site shall be agricultural in SIC Industry Group No.

135 01-Growing and Harvesting Crops or SIC Industry Group No. 02-Raising Livestock and

136 Small Animals. If the primary use of the site changes to a nonagricultural use, all

137 agricultural employee dwelling units shall be removed;

138 c. The applicant shall file with the department of executive services, records

139 and licensing services division, a notice approved by the department that identifies the

140 agricultural employee dwelling units as accessory and that the dwelling units shall only

141 be occupied by agricultural employees who are employed by the owner or operator year-

142 round. The notice shall run with the land. The applicant shall submit to the department

143 proof that the notice was filed with the department of executive services, records and
 144 licensing services division, before the department approves any permit for the
 145 construction of agricultural employee dwelling units;

146 d. An agricultural employee dwelling unit shall not exceed a floor area of one
 147 thousand square feet and may be occupied by no more than eight unrelated agricultural
 148 employees;

149 e. One off-street parking space shall be provided for each agricultural
 150 employee dwelling unit; and

151 f. The agricultural employee dwelling units shall be constructed in compliance
 152 with K.C.C. Title 16.

153 18. Allowed if consistent with K.C.C. chapter 21A.30.

154 SECTION 22. Ordinance 10870, Section 332, as amended, and K.C.C.
 155 21A.08.050, are each hereby amended to read as follows:

156 A. General services land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | |
|-------------------|---|----------|---|---|-----------------------|-------------|---|---|---|-----------------------|---|---|---|---|---|---|---|
| | | A | F | M | | R | U | R | U | R | N | B | C | B | R | B | O |
| 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 | 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 | R1-8 | R12-48 | NB | CB | RB | O | I |
| | PERSONAL SERVICES: | | | | | | | | | | | | |
| 72 | General Personal Service | | | | | | C25 C37 | C25 C37 | P | P | P | P3 | P3 |
| 7216 | Drycleaning Plants | | | | | | | | | | | | P |
| 7218 | Industrial Launderers | | | | | | | | | | | | P |
| 7261 | Funeral Home/Crematory | | | | | C4 | C4 | C4 | | P | P | | |
| * | Cemetery, Columbarium or Mausoleum | | | | P24 C5 and 31 | P24 C5 | P24 C5 | P24 C5 | P24 | P24 | P24 C5 | P24 | |
| * | Day Care I | P6 | | | P6 | P6 | P6 | P | P | P | P | P7 | P7 |
| * | Day Care II | | | | P8 C | P8 C | P8 C | P8 C | P | P | P | P7 | P7 |
| 074 | Veterinary Clinic | P9 | | | P9 C10 and 31 | P9 C10 | | | P10 | P10 | P10 | | P |
| 753 | Automotive Repair (1) | | | | | | | | P11 | P | P | | P |
| 754 | Automotive Service | | | | | | | | P11 | P | P | | P |
| 76 | Miscellaneous Repair | P33 | | | P32 P33 | P32 | P32 | P32 | P32 | P | P | | P |
| 866 | Church, Synagogue, Temple | | | | P12 C27 and 31 | P12 C | P12 C | P12 C | P | P | P | P | |
| 83 | Social Services (2) | | | | P12 | P12 | P12 | P12 | P | P | P | P | |

| | | | | | | | | | | | | | |
|--------|---|----------|--|--|-----------------|-------------|------------------------|--------------------|-----|------------|------------|------------|---|
| | | | | | P13 C31 | P13 C | P13 C | P13 C | | | | | |
| 0752 | Animal specialty services | | | | C P35 P36 | C | | | P | P | P | P | P |
| * | Stable | P14 C | | | P14 C31 | P14 C | P 14 C | | | | | | |
| * | Commercial Kennel or Commercial Cattery | P42 | | | C43 | C43 | | | | C43 | P43 | | |
| * | Theatrical Production Services | | | | | | | | | P30 | P28 | | |
| * | Artist Studios | | | | P28 | P28 | P28 | P28 | P | P | P | P29 | P |
| * | Interim Recycling Facility | | | | P21 | P21 | P21 | P21 | P22 | P22 | P | P21 | P |
| * | Dog training facility | C34 | | | C34 | C34 | | | P | P | P | | P |
| | HEALTH SERVICES: | | | | | | | | | | | | |
| 801-04 | Office/Outpatient Clinic | | | | P12 C 13a | P12 C13a | P12 C13 a C37 | P12 C13a C37 | P | P | P | P | P |
| 805 | Nursing and Personal Care Facilities | | | | | | | C | | P | P | | |
| 806 | Hospital | | | | | | C13 a | C13a | | P | P | C | |
| 807 | Medical/Dental Lab | | | | | | | | | P | P | P | P |
| 808-09 | Miscellaneous Health | | | | | | | | | P | P | P | |
| | EDUCATION SERVICES: | | | | | | | | | | | | |
| * | Elementary School | | | | P39 P40 | P | P | P | | P16 P40 | P16 P40 | P16 P40 | |
| * | Middle/Junior High | | | | P40 | P | P | P | | P16 | P16 | P16 | |

| | | | | | | | | | | | | | |
|--|-------------------------------------|--|--|-----|--------------------------------------|------------|------------|------------|-----|------------|------------|-----|---------|
| | School | | | | C39 and 31 | | | | | C40 | C40 | C40 | |
| * | Secondary or High School | | | | C39 and 31 C41 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 |
| * | School District Support Facility | | | | | P23 C | P23 C | P23 C | C15 | P15 | P15 | P15 | P15 |
| <p>GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;</p> <p>REFERENCES: Development Standards, see K.C.C. chapters 21A.12 through 21A.30;</p> <p>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;</p> <p>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;</p> <p>(*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.</p> | | | | | | | | | | | | | |

157

B. Development conditions.

158

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted

159

use table.

160

2. Except SIC Industry Group Nos.:

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a. 835-Day Care Services, and

162

b. Community residential facilities.

163

3. Limited to SIC Industry Group and Industry Nos.:

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a. 723-Beauty Shops;

165

b. 724-Barber Shops;

- 166 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 167 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 168 e. 217-Carpet and Upholstery Cleaning.
- 169 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 170 property is located within a designated unincorporated Rural Town.
- 171 5. Structures shall maintain a minimum distance of one hundred feet from
- 172 property lines adjoining rural area and residential zones.
- 173 6. Only as accessory to residential use, and:
- 174 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 175 with no openings except for gates, and have a minimum height of six feet; and
- 176 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 177 from property lines adjoining rural area and residential zones.
- 178 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
- 179 21A.08.060.A.
- 180 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
- 181 or an accessory use to a school, church, park, sport club or public housing administered
- 182 by a public agency, and:
- 183 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 184 with no openings except for gates and have a minimum height of six feet;
- 185 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 186 from property lines adjoining rural area and residential zones;
- 187 c. Direct access to a developed arterial street shall be required in any
- 188 residential zone; and

189 d. Hours of operation may be restricted to assure compatibility with
190 surrounding development.

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

194 a. Boarding or overnight stay of animals is allowed only on sites of five acres
195 or more;

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

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

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

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

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

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

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

211 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
212 Before filing an application with the department, the applicant shall hold a community
213 meeting in accordance with K.C.C. 20.20.035.

214 13.a. Except as otherwise provided in 13.b of this subsection, only as a reuse of
215 a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

216 b. Allowed for a social service agency on a site in the NB zone that serves
217 transitional or low-income housing located within three hundred feet of the site on which
218 the social service agency is located.

219 c. Before filing an application with the department, the applicant shall hold a
220 community meeting in accordance with K.C.C. 20.20.035.

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

224 15. If located outside of the urban growth area, limited to projects that are of a
225 size and scale designed to primarily serve the ~~((#))Rural~~ ~~((#))Area~~ and Natural Resource
226 Lands and shall be located within a rural town.

227 16. If located outside of the urban growth area, shall be designed to primarily
228 serve the ~~((#))Rural~~ ~~((#))Area~~ and Natural Resource Lands and shall be located within a
229 rural town. In CB, RB and O, for K-12 schools with no more than one hundred students.

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

231 18. Limited to resource management education programs.

232 19. Only as accessory to residential use, and:

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

234 b. Except as provided in subsection c. of this subsection, all instruction must
235 be within an enclosed structure;

236 c. Outdoor instruction may be allowed on properties at least two and one-half
237 acres in size. Any outdoor activity must comply with the requirements for setbacks in
238 K.C.C. chapter 21A.12; and

239 d. Structures used for the school shall maintain a distance of twenty-five feet
240 from property lines adjoining rural area and residential zones.

241 20. Subject to the following:

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

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

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

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

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

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

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

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

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

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

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

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

272 21. Limited to:

273 a. drop box facilities accessory to a public or community use such as a school,
274 fire station or community center; or

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

278 (1) the site is five acres or greater;

279 (2) all material is deposited into covered containers or onto covered
280 impervious areas;

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

283 (4) the total area of the containers and covered impervious area is ten
284 thousand square feet or less;

285 (5) ten feet of type II landscaping is provided between the facility and
286 adjacent properties;

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

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

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

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

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

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

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

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

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

304 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
305 21A.32 or as a joint use of an existing public school facility.

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

307 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
308 rural area and residential zones, any other adult use facility, school, licensed daycare
309 centers, parks, community centers, public libraries or churches that conduct religious or
310 educational classes for minors.

311 31. Subject to review and approval of conditions to comply with trail corridor
312 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

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

314 a. as accessory to a recreation or multiuse park in the urban growth area; or

315 b. as accessory to a park and limited to a total floor area of seven hundred fifty
316 square feet.

317 33. Accessory to agricultural or forestry uses provided:

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

320 b. the lot is at least five acres.

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

- 324 34. Subject to the following:
- 325 a. the lot is at least five acres;
- 326 b. in the A zones, area used for dog training shall be located on portions of
- 327 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
- 328 the already developed portion of such agricultural lands that are not available for direct
- 329 agricultural production or areas without prime agricultural soils;
- 330 c. structures and areas used for dog training shall maintain a minimum distance
- 331 of seventy-five feet from property lines; and
- 332 d. all training activities shall be conducted within fenced areas or in indoor
- 333 facilities. Fences must be sufficient to contain the dogs.
- 334 35. Limited to animal rescue shelters and provided that:
- 335 a. the property shall be at least four acres;
- 336 b. buildings used to house rescued animals shall be no less than fifty feet from
- 337 property lines;
- 338 c. outdoor animal enclosure areas shall be located no less than thirty feet from
- 339 property lines and shall be fenced in a manner sufficient to contain the animals;
- 340 d. the facility shall be operated by a nonprofit organization registered under the
- 341 Internal Revenue Code as a 501(c)(3) organization; and
- 342 e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and
- 343 no later than 7 p.m.
- 344 36. Limited to kennel-free dog boarding and daycare facilities, and:
- 345 a. the property shall be at least four and one-half acres;

346 b. buildings housing dogs shall be no less than seventy-five feet from property
347 lines;

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

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

352 e. training and grooming are ancillary services that may be provided only to
353 dogs staying at the facility; and

354 f. the facility shall maintain normal hours of operation no earlier than 7 a.m. and
355 no later than 7 p.m.

356 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.
357 21A.12.250.

358 38. Driver training is limited to driver training schools licensed under chapter
359 46.82 RCW.

360 39. A school may be located outside of the urban growth area only if allowed
361 under King County Comprehensive Plan policies.

362 40. Only as a reuse of an existing public school.

363 41. A high school may be allowed as a reuse of an existing public school if
364 allowed under King County Comprehensive Plan policies.

365 42. Commercial kennels and commercial catteries in the A zone are subject to the
366 following:

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

370 b. Subject to K.C.C. 21A.30.020, except:

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

373 (2) The portion of the building or structure in which the dogs or cats are kept
374 shall be soundproofed;

375 (3) Impervious surface for the kennel or cattery shall not exceed twelve
376 thousand square feet; and

377 (4) Obedience training classes are not allowed except as provided in subsection
378 B.34. of this section.

379 43. Commercial kennels and commercial catteries are subject to K.C.C.
380 21A.30.020."

381

382 Renumber the remaining sections consecutively and correct any internal references
383 accordingly.

384

385 **EFFECT: Clarifies the 2016 Comp Plan transmittal's proposed use of the terms**
386 **"Rural Area" and "Natural Resource Lands" in order to be consistent with existing**
387 **policy intent. Strikethrough formatting in the attachment is included for illustrative**
388 **purposes only and will be removed after adoption. Relates to Amendment A-3.**