

The Board of County Commissioners met in their office in the King County Court House, Seattle, Washington, pursuant to adjournment, the same being the fourteenth meeting of the April 1937 Session.

Present were: Chairman, Louis Nash and Commissioner Jack Taylor.  
The following proceedings were had:

The minutes of the meeting of June 1, 1937, were approved without reading.

Application was made by W. E. Boeing for water franchise, and hearing on same was set for June 22, 1937, at 10 A.M.

Application was made by the Hemrich Brewing Company to purchase portion of King County Dock Site property in Sec. 19, Twp. 24 N. R. 4 E.W.M., and hearing on the advisability of selling said property was set for July 6, 1937, at 10 A.M.

The following Resolution No. 6493 was passed modifying tariff rates and fares on Lake Washington ferry system:

**RESOLUTION NO. 6493**

WHEREAS, King County owns and has leased in accordance with the provisions of Resolution No. 2746, unto J. L. Anderson, as lessee, by lease made and entered into as of the 1st day of January, 1928, a ferry system upon the waters of Lake Washington, and

WHEREAS, it is deemed expedient and for the best interest of King County that the maintenance and operation of said ferry system under said lease be continued on such a basis that so far as practicable the same shall be self-sustaining, now, therefore,

BE IT RESOLVED by the Board of County Commissioners of King County, Washington, that from the date hereof, or as soon thereafter as the lessee under said lease may in his discretion make it effective, the tariff rates and fares of said Lake Washington ferry system be and the same is hereby modified in the following particulars only, to-wit:

From said date, rate for passenger commutation tickets shall be twelve (12) single trips for One Dollar (\$1.00), and said lease is continued in full force and effect without any other modification whatsoever in any term or condition thereof.

PASSED this 2nd day of June, 1937.

ATTEST:

EARL MILLIKIN

Clerk of the Board

By Marion Kelez,

(SEAL) Deputy

Louis Nash  
Jack Taylor  
Board of County Commissioners  
of King County, Washington

The following Resolution No. 6494 was passed establishing land classifications and districts within the unincorporated territory of King County, etc.

**RESOLUTION NO. 6494**

GENERAL RESOLUTION ESTABLISHING LAND CLASSIFICATIONS AND DISTRICTS WITHIN THE UNINCORPORATED TERRITORY OF KING COUNTY, STATE OF WASHINGTON, AND REGULATING THE USES OF PROPERTY PUBLICLY AND PRIVATELY OWNED THEREIN, ADOPTING A MAP DIVIDING KING COUNTY INTO AREAS AND PROVIDING FOR THE ADOPTION OF INDIVIDUAL SECTIONAL AREA DISTRICT MAPS ACCORDING TO SECTION, TOWNSHIP AND RANGE, SHOWING CLASSIFIED USE DISTRICTS.

**SECTION 1. GENERAL PURPOSE AND ADOPTION OF OFFICIAL LAND USE PLANS.**

For the public health, safety, morals and general welfare, and in order (1) to secure for the citizens of King County the social and economic advantages resulting from an orderly planned use of the land resources within the County; (2) to regulate and restrict the location and use of buildings, structures and land for residence, trade, industrial and other purposes; the height, number of stories, size, construction and design of buildings and other structures; the size of yards, courts and other open spaces on the lot or tract; the density of population; (omission: the set-back of buildings along highways, parks, or public water frontages; and the subdivision and development of land; (3) to provide definite official land use plans for property publicly and privately owned within King County; and (4) to guide, control and regulate the future growth and development of said County in accordance with said plans, there is hereby adopted and established official Districting Plans for King County pursuant to the authority of Chapter 44 Laws of Washington for 1935.

**SECTION 2. DEFINITIONS.**

This resolution, embodying and making effective the Land Use Plans of King County, State of Washington, shall be known as "The Districting Resolution" and for the purpose of this resolution certain words and terms are defined as follows:

Words used in the present tense include the future; words in the singular number include the plural, and words in the plural number include the singular; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory. The term "Board" when used shall mean the Board of County Commissioners of King County, Washington, and "Planning Commission" shall mean the County Planning Commission of King County, Washington.

**ACCESSORY BUILDINGS.** A subordinate building or portion of the main building, the use of which is incidental to that of the main building on the same lot. Where an accessory building is attached to and made a part of the main building for at least fifty percent of the length of one of the abutting walls of such accessory building, or where the total length of the abutting walls of the accessory building is equal to fifty percent of the longest wall of the accessory building, then the accessory building shall be considered an integral part of the main building and

# Journal of Proceedings of County Commissioners,

KING COUNTY, WASHINGTON

June 2, 1937 - Cont'd

such accessory building shall comply in all respects with the requirements of this resolution applicable to the main building. An accessory building, unless attached to and made a part of the main building as above provided for shall be not closer than five (5) feet to the main building.

**ACCESSORY USE.** A use customarily incidental and accessory to the principal use of a lot or a building or other structure located upon the same lot as the accessory use.

**ALLEY.** A public way which affords a secondary means of access to abutting property, twenty (20) feet or less in width.

**APARTMENT HOUSE.** Any building or portion thereof more than one (1) story in height which is designed, built, rented, leased, let, or hired out to be occupied, or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their cooking in the same building.

**AUTOMOBILE COURT OR CAMP.** 1. A group of two or more detached or semi-detached buildings containing guest rooms and/or apartments with automobile storage space, provided in connection therewith, used and/or designed for use primarily by automobile transients. 2. Land used or intended to be used for camping purposes by automobile transients.

**BASEMENT.** A story partly underground and having at least one-half of its height, measured from its floor to its finished ceiling, below the average adjoining grade. A basement shall be counted as a story if the vertical distance from the average grade to its ceiling is over five (5) feet. Any part of a story extending into higher ground so as to become, by definition, a basement or cellar, may be considered by the Planning Commission to be a basement or cellar.

**BUILDING.** Any structure built for the support, shelter or enclosure of persons, animals or chattels and when separated by division walls without openings, each portion so separated shall be deemed a separate building.

**BUILDING HEIGHT.** The vertical distance measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the ceiling of the uppermost story.

**BUILDING SITE.** The aggregate horizontal cross sectional ground area of a building, or buildings and accessory buildings, together with all open spaces free of buildings and structures as required by this resolution.

**BUNGALOW COURT.** Three or more detached one-story one- or two-family dwellings located upon a single lot under one ownership together with all open spaces as required by this resolution.

**CELLAR.** A cellar is a basement.

**CLUB.** An association of persons for some common purpose but not including groups organized primarily to render a service which is customarily carried on as a business.

**DWELLING, ONE-FAMILY.** A building containing but one kitchen, designed and/or used to house not more than one family, including all necessary household employees of such family.

**DWELLING, TWO-FAMILY.** A building containing not more than two kitchens, designed and/or used to house not more than two families, living independently of each other, including all necessary household employees of each such family.

**DWELLING, GROUP.** A combination arrangement of dwellings, whether detached or not, on one building site.

**DWELLING, MULTIPLE FAMILY.** A building not more than one (1) story in height designed and/or used to house three or more families living independently of each other and including all necessary household employees of each such family.

**FAMILY.** One person living alone, or two or more persons living together, whether related to each other or not. Eight unrelated persons is the limit of a so-called family.

**GARAGE OR BOAT-HOUSE, PRIVATE.** An accessory building or an accessory portion of the main building designed and/or used only for shelter or storage of self-propelled vehicles, except airplanes, owned or operated by the occupants of the main building.

**GARAGE OR BOAT-HOUSE, PUBLIC.** A building or portion thereof, except a private garage, used or designed to be used for the storage of self-propelled vehicles, except airplanes, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire, or sale.

**HOME OCCUPATION.** Any vocation, avocation, trade or profession carried on within a dwelling or an accessory building of a main building by the inhabitants, but not including commercial raising of animals and fowls.

**HOTEL.** Any building or portion thereof, containing six (6) or more guest rooms used or intended or designed to be used, let, or hired out to be occupied, or which are occupied by six or more guests, whether the compensation for hire be paid directly or indirectly in money, goods, wares, merchandise, labor, or otherwise, and shall include hotels, lodging and rooming houses, dormitories, turkish baths, bachelor hotels, hotels; public and private clubs and any such building of any nature whatsoever so occupied, designed or intended to be occupied, except jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes or similar buildings where human beings are housed and detained under legal restraint.

**KITCHEN.** Any rooms used or intended or designed to be used for cooking and/or preparation of food.

**LOT.** A parcel of land on which a principal or main building and its accessories are placed, together with the open spaces required herein, or a subdivision of a block as shown by any recorded plat of an addition to or a subdivision of the County; or any portion or area of land in a single unit and under one ownership whether platted or unplatted or described by metes and bounds. If one or more lots are built upon as a unit of property and under one ownership they shall, for the purpose of this resolution, be considered a single lot.

**LOT LINES.** The boundaries of a lot as a lot is herein defined.

**LOT, CORNER.** A lot located at the junction of and fronting on two or more intersecting streets, with a boundary line thereof bordering on each of the two streets, and having a width of not greater than seventy-five (75) feet, and depth not greater than two hundred (200) feet.

**LOT, TRIANGULAR.** A lot, the sides of which converge toward the rear so that the width of the lot at its rear line measured along the said line shall be not more than thirty (30) feet, nor more than one-half the width of such lot, measured along the front line thereof.

# Journal of Proceedings of County Commissioners,

KING COUNTY, WASHINGTON

June 2, 1937 - Cont'd

**LOT, INTERIOR.** A lot which is not a "corner lot" or a "triangular lot" is an interior lot.

**LOT, THROUGH.** An "interior lot" having frontage on two (2) parallel or approximately parallel streets.

**PLACE OF HABITATION.** A building or structure, or part thereof, required to have a permanent location and be occupied by one or more families who live therein.

**STAND, TEMPORARY.** A movable structure used or intended to be used for a period not to exceed one (1) year for the display and/or sale of seasonal products of suburban or agricultural districts, and removed when not in use.

**STORY.** Any portion of a building included between the floor and the finished ceiling next above it, or between the finished undersurface of the roof directly over a particular floor.

**STREET.** A public or private thoroughfare which affords a primary means of access to abutting property is a street to that property for the purpose of this resolution.

**STREET LINE OR HIGHWAY MARGIN.** The dividing line between a lot and a public street, road or highway.

**STRUCTURE.** Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground but not including retaining walls or fences four (4) feet or less in height and other improvements of a minor character.

**STRUCTURAL ALTERATIONS.** Any change in the supporting members of a building or structure such as bearing walls, columns, beams, or girders, floor joists or roof joists.

**YARD.** An unoccupied space on a lot on which a building is situated, and except where otherwise provided in this resolution, open and unobstructed from the ground to the sky.

**YARD, FRONT.** Set-back or required open space extending across the front of the lot between street line and main structure and between the inner side yard lines and measured between the street line of the lot and either; (a) the nearest line of the main building, or (b) the nearest line of any enclosed or covered porch or accessory building.

**YARD, REAR.** A yard extending across the full width of the lot and measured between the rear line of the lot (not a street line) and the rear line of the main building nearest said rear line of the lot, including an enclosed or covered porch.

**YARD, SIDE.** A yard on each side of the building between the building and the side line of the lot and extending from the street line of the lot to the rear yard.

## **SECTION 3. ESTABLISHING USE DISTRICTS AND LIMITING THE USES OF LAND THEREIN.**

1. In order to classify, regulate, restrict and segregate the uses of land, buildings and structures, and to regulate and restrict the location and use of buildings, structures, and the land for residence, trade, industrial and other purposes the height, number of stories, size, construction and design of buildings and other structures; the size of yards, courts and other open spaces on the lot or tract; the density of population; the set-back of buildings and other structures; the set-back of buildings along highways, parks or public water frontages; and the subdivision and development of land, the unincorporated territory of King County, Washington, is hereby divided into use districts as follows:

- R-1 Residence District
- R-2 Residence District
- R-3 Residence District
- S-1 Suburban District
- S-2 Suburban District
- A-1 Agricultural District
- B-1 Business District
- C-1 Commercial District
- M-1 Manufacturing District
- M-2 Industrial District
- F Forestry District
- F-R Forestry Recreational District
- W Watershed District
- U-1 Unclassified District

2. The boundaries of said use districts shall be determined and defined from time to time by the adoption of sectional area district maps covering portions of King County, showing the geographical area and location of said sectional areas, each of which said sectional area district maps shall be, upon its final adoption, a part of the official Master Plan of said County.

3. Each sectional area district map showing the classifications and boundaries of use districts within it, after its final adoption in the manner required by law, shall be and become a part of this resolution and said map and all notations, references and other information shown thereon shall thereafter be as much a part of this resolution as if all the matters and information set forth by said map were fully described herein.

4. When uncertainty exists as to the boundaries of any use districts shown on said sectional area district maps, the following rules shall apply: (a) Where such boundaries are indicated as approximately following street and alley lines or lot lines, such lines shall be construed to be such boundaries. (b) In unsubdivided property and where a district boundary divides a lot, the location of such boundaries, unless the same are indicated by dimensions, shall be determined by use of the scale appearing on such sectional area district map. (c) In case any uncertainty exists, the Planning Commission shall recommend and the Board shall determine the location of boundaries. (d) Where a public street or alley is officially vacated or abandoned, the regulations applicable to abutting property shall apply to such vacated or abandoned street or alley.

5. The boundaries of such use districts as are shown upon any sectional area district map adopted by this resolution or amendments thereto, are hereby adopted and approved and the regulations of this resolution governing the uses of land, buildings and structures, the height of buildings and structures, the sizes of yards about buildings and structures and other matters as herein set forth are hereby

# Journal of Proceedings of County Commissioners,

KING COUNTY, WASHINGTON

June 2, 1937 Cont'd

established and declared to be in effect upon all land included within the boundaries of each and every use district shown upon each said sectional area district map.

6. Except as hereinafter provided:

(a) No building or structure shall be erected and no existing building or structure shall be moved, altered, added to or enlarged, nor shall any land, building, structure or premises be used, designed or intended to be used for any purpose or in any manner other than a use listed in this resolution or amendments thereto as permitted in the use district in which such land, building, structure or premises is located.

(b) No building or structure shall be erected nor shall any existing building or structure be moved, reconstructed or structurally altered to exceed in height the limit established by this resolution or amendments thereto for the use district in which such building or structure is located.

(c) No building or structure shall be erected, nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this resolution or amendment thereto for the use district in which such building or structure is located.

(d) No yard or other open spaces provided about any building or structure for the purpose of complying with the regulations of this resolution or amendments thereto shall be considered as providing a yard or open space for any other building or structure.

## SECTION 4. ESTABLISHING U-1 (UNCLASSIFIED) DISTRICT.

1. All the unincorporated territory of King County, including the National Forest and all publicly and privately owned land therein is hereby designated and established as an U-1 (Unclassified) District and shown on a map divided into sectional areas numbered from 1 to 65 inclusive, which said map is hereby adopted, made a part of this resolution, and designated Area District Map of King County, Washington.

2. Except as provided in Section 19 (p. 19) of this resolution, any land, building, structure or premises in the U-1 (Unclassified) District may be used, occupied or maintained for any purpose.

## SECTION 5. ADOPTING SECTIONAL AREA DISTRICT MAPS.

1. When a map of a sectional area district of King County or portion thereof is duly adopted by resolution of the Board it is made a part of this resolution as a subsection of Section 4 hereof and amends said Section. Each sheet of each sectional area district map, or each sheet of any portion thereof, including each index sheet, shall be a sub-subsection of Section 4 hereof.

2. All regulations governing the uses of land, buildings and structures, the height of buildings and structures, the size of yards about buildings and structures and other matters as set forth in this resolution are hereby declared to be in effect within the several use districts shown upon each and every sheet of each sectional area district map of King County or portion thereof when adopted substantially in the form hereinafter set forth.

3. FORM  
RESOLUTION NO. \_\_\_\_\_

A Resolution Amending Resolution No. \_\_\_\_\_ by adding thereto a subsection to be designated as Section 4 \_\_\_\_\_

BE IT RESOLVED by the Board of County Commissioners of King County, State of Washington, as follows:

Section 1. Resolution No. \_\_\_\_\_ entitled:  
"GENERAL RESOLUTION ESTABLISHING LAND CLASSIFICATIONS AND DISTRICTS WITHIN THE UNINCORPORATED TERRITORY OF KING COUNTY, STATE OF WASHINGTON, AND REGULATING THE USES OF PROPERTY PUBLICLY AND PRIVATELY OWNED THEREIN, ADOPTING A MAP DIVIDING KING COUNTY INTO AREAS AND PROVIDING FOR THE ADOPTION OF INDIVIDUAL SECTIONAL AREA DISTRICT MAPS ACCORDING TO SECTION, TOWNSHIP AND RANGE, SHOWING CLASSIFIED USE DISTRICTS"

adopted \_\_\_\_\_, 193\_\_\_\_, is hereby amended by adding thereto a new subsection to be designated as Subsection 4 \_\_\_\_\_ and a new sub-subsection to be designated as Sub-subsection 4 \_\_\_\_\_ to read as follows:

Subsection 4 \_\_\_\_\_, Sectional Area District Map Number \_\_\_\_\_,  
(Name or description of District)

Sub-subsection 4 \_\_\_\_\_, Sheet No. \_\_\_\_\_ of Sectional Area District Map Number \_\_\_\_\_

That the respective portions of that certain part of the unincorporated territory of King County, Washington, known as, and hereby designated as Sectional Area District Map Number \_\_\_\_\_ which said district is more particularly described as follows:

\_\_\_\_\_ be and the same are hereby established and adopted and placed in those certain use districts (zones) indicated and shown on that certain sectional area district (zoning) map and sheets thereof entitled: District (Zoning) Map Sectional Area District Map Number \_\_\_\_\_, and Sheets Number \_\_\_\_\_, of Area District Map Number \_\_\_\_\_

(Name or description of District) which map and sheets are attached hereto and by reference made a part hereof and are hereby referred to for a particular description of the use districts of said area district and as a part of the Master Districting (Zoning) Plan of King County, Washington.

ADOPTED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 193\_\_\_\_.

This resolution recommended (concurred in) this \_\_\_\_\_ day of \_\_\_\_\_, 193\_\_\_\_

By \_\_\_\_\_, Chairman

\_\_\_\_\_, Secretary

\_\_\_\_\_, Exec. Officer

Board of County Commissioners,  
King County, Washington

ATTEST:

\_\_\_\_\_  
Clerk of Board of  
County Commissioners.

SECTION 6. R-1 RESILIENCE DISTRICT REGULATIONS.(A) USES PERMITTED:

1. One- and two-family dwellings.
  2. Art galleries, libraries, museums.
  3. Accessory buildings and structures, but not more than one accessory building on one building site having floor area not to exceed thirty-six (36) square feet which is used for the housing of domestic animals and fowls, as provided in Section 20 (p.20 - 4 c).
  4. Buildings necessary for operation of public utility or government functions, as provided in Section 21 (p. 23 - 2 c).
  5. Churches, schools, colleges, non-commercial playgrounds, as provided in Section 20 (p. 20 - 1, 2, and 4 a).
  6. Golf courses.
  7. Home occupations, (excluding the commercial raising of animals and fowls) offices and studios for any vocation, avocation, trade or profession carried on within a dwelling or in an accessory building by the inhabitant of the main building where only electric power not exceeding one horse power in one unit is used, where no merchandise, equipment, or other articles are displayed or advertised, and where not more than two assistants are employed. Only one (1) sign, not greater than seventy-two (72) square inches in area bearing only the name and occupation shall be allowed where the office of physician, doctor, dentist, or other professional health practitioner is located in his or her dwelling or accessory building. The renting of rooms for lodging purposes only for the accomodation of not to exceed four (4) persons in a one-family dwelling, provided no sign for this use is displayed.
  8. Non-commercial nurseries.
  9. Non-commercial planting, cultivating and irrigation of trees, plants and crops
  10. Non-commercial gardening or fruit raising on vacant land.
  11. Parks.
  12. Private conservatories and structures for plants and flowers.
  13. Private stables or barns, as provided in Sections 20 (p.21 - B 1) and 21 (p. 23 - 2 d).
  14. Private garage, as provided in Section 20 (p. 22 - 12), not to house more than two trucks.
  15. Railroad and shelter stations.
  16. Temporary real estate offices, as provided in Section 20 (p. 21 - A 4 d).
  17. Electrically powered fixed mechanical equipment for the private utilities of a building site.
- (B) BUILDING HEIGHT LIMIT: Two (2) stories not to exceed thirty-five (35) feet, except as provided in Section 20 (p. 21 - B 1).
- (C) BUILDING SITE AREA REQUIRED: As provided in Sections 20 (p. 21 - C 2) and 21 (p. 23 - 1).
- (D) FRONT YARD, SIDE YARD, AND REAR YARD REQUIRED: As provided in Sections 20 (p. 21 - C 3, and p.22 - 6, 7, 9, 10) and 21 (p.23 - 1 d, f).
- (E) DISTANCE BETWEEN DWELLINGS ON SAME LOT: No dwelling or other main building one (1) story in height shall be closer than ten (10) feet to any other dwelling or main building of equal height, and no dwelling or other main building two (2) stories in height shall be closer than fifteen (15) feet to any other dwelling or main building.

SECTION 7. R-2 RESIDENCE DISTRICT REGULATIONS.(A) USES PERMITTED:

1. Any use permitted in R-1 District.
  2. Clubs or fraternal societies, community club houses, memorial buildings, except those the chief activity of which is a service customarily carried on as a business.
  3. Multiple dwellings, flats, apartments, boarding houses, lodging houses.
  4. Renting of rooms for lodging purposes only, for the accommodation of not to exceed five (5) persons in a one-family dwelling.
- (B) BUILDING HEIGHT LIMIT: Four (4) stories not to exceed sixty (60) feet except as provided in Section 20 (p. 21 - B 1).
- (C) BUILDING SITE AREA REQUIRED: As provided in Sections 20 (p. 21 - C 2) and 21 (p. 23 - 1) except that bungalow courts, dwelling groups or multiple family dwellings shall have an additional one thousand (1000) square feet of land area for each family or housekeeping unit.
- (D) FRONT YARD REQUIRED: Same as in R-1 District.
- (E) SIDE YARD REQUIRED: As provided in Sections 20 (p.22-6,7) and 21 (p.23-1 f).
- (F) REAR YARD REQUIRED: Same as in R-1 District.
- (G) DISTANCE BETWEEN DWELLINGS ON SAME LOT: Same as in R-1 District.

SECTION 8. R-3 RESIDENCE DISTRICT REGULATIONS.(A) USES PERMITTED:

1. Any use permitted in R-1 and R-2 Districts.
  2. Amusement parks, playfields, playlands.
  3. Auto camps and their accessories.
  4. Beach resorts and places for storage and rental of watercraft and moorage, provided, however, that houseboats and watercraft used for habitation or commercial amusement shall not be moored within the outer harbor line.
  5. Cemeteries, crematories, mausoleums, only when a permit therefor has been obtained from the Planning Commission.
  6. Hospitals, sanitariums, institutions for philanthropic and eleemosynary uses other than correction.
  7. Hotels with stores therein.
- (B) BUILDING HEIGHT LIMIT: Four (4) stories not to exceed sixty (60) feet except as provided in Section 20 (p. 21 - B 1).
- (C) BUILDING SITE AREA REQUIRED: Same as in R-2 District.
- (D) FRONT YARD REQUIRED: Same as in R-1 District.
- (E) SIDE YARD REQUIRED: Same as provided in Sections 20 (p.22-6,7) and 21 (p.23-1 f).
- (F) REAR YARD REQUIRED: Same as provided in R-1 District.
- (G) DISTANCE BETWEEN DWELLINGS ON SAME LOT: Same as in R-1 District.

SECTION 9. S-1 SUBURBAN DISTRICT REGULATIONS.(A) USES PERMITTED:

1. Any use permitted in R-1 Residential District.
2. The following uses are permitted, provided the tract or parcel of land, any

# Journal of Proceedings of County Commissioners,

KING COUNTY, WASHINGTON June 2, 1937 - Cont'd

portion of which is devoted to said permitted uses, shall be not less than 35,000 square feet.

3. All types of agriculture, horticulture, truck gardening, and such other uses as are ordinarily appurtenant thereto.
4. Dairying, and stock raising, except the commercial raising of swine and goats may be allowed as provided in Section 21 (p. 24 - j).
5. Kennels, small animal farms, poultry and squab farms and similar types.
6. Keeping of one cow and the requisite number of horses to carry on the agriculture permitted.

(B) BUILDING HEIGHT LIMIT: Same as in R-1 District.

(C) BUILDING SITE AREA REQUIRED: Same as provided in Sections 20 (p. 21 - C 2) and 21 (p. 23 - 1).

(D) FRONT YARD, SIDE YARD, AND REAR YARD REQUIRED: Same as provided in Sections 20 (p. 21 - C 3, and p. 22 6, 7, 9, 10) and 21 (p. 23 - 1 D, f).

(E) All accessory buildings used or to be used for the housing of stock, such as horses and cows, shall be built and located not less than one hundred (100) feet, and for the housing of chickens and small animals not less than sixty-five (65) feet from any place of habitation.

## SECTION 10. E-2 SUBURBAN DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Any use permitted in the R-1 Residential District and S-1 Suburban District.
2. Golf, polo, swimming, tennis, yacht and country clubs, but not including any sport, recreation or amusement enterprises operated as a business, or for commercial purposes, and also such special uses as provided in Section 20 (p. 20 - A 4 c).

(B) BUILDING HEIGHT LIMIT: Same as in R-1 District.

(C) BUILDING SITE AREA REQUIRED: Same as provided in Sections 20 (p. 21 - C 2) and 21 (p. 23 - 1).

(D) FRONT YARD, SIDE YARD, AND REAR YARD REQUIRED: Same as provided in Sections 20 (p. 21 - C 3, and 22 - 6, 7, 9, 10) and 21 (p. 23 - 1 d, f).

(E) All accessory buildings used or to be used for the housing of stock, such as horses and cows, shall be built and located not less than one hundred (100) feet from any place of habitation.

## SECTION 11. A-1 AGRICULTURE DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Any use permitted in R-1, S-1 and S-2 Districts.
2. Agriculture, truck gardening, dairying, horticulture, stock, animal and poultry raising, commercial kennels, rabbits, canneries and general farming. Ranches or farms devoted primarily to commercial raising of hogs, and operated publicly or privately for the disposal of garbage, rubbish and offal shall have all their accessory buildings used or to be used for the housing of the hogs and all the roaming area of these animals shall be located not less than five hundred (500) feet from any adjacent property line.

(B) BUILDING HEIGHT LIMIT: Same as in R-1 District, except as provided in Section 20 (p. 21 - B 1).

(C) BUILDING SITE AREA REQUIRED: Same as in R-1 District.

(D) FRONT YARD REQUIRED: Same as in R-1 District.

(E) SIDE YARD REQUIRED: Same as in R-1 District.

(F) REAR YARD REQUIRED: Same as in R-1 District.

## SECTION 12. B-1 BUSINESS DISTRICT REGULATIONS.

(A) USES PERMITTED:

1. Any use permitted in R-1 and R-2 Residential Districts.
2. Accessory uses and uses incidental to uses permitted in B-1.
3. Banks.
4. Barber shops, beauty parlors, personal service shops.
5. Bill boards and advertising signs and devices of any size, provided the same height and yard regulations governing buildings and structures in B-1 and the provisions of Section 24 (p. 27 - 1) are complied with.
6. Furniture stores, drug stores.
7. Hand laundries, clothes cleaning and pressing.
8. Locksmith, shoe and other repair shops.
9. Lumber yards, coal and fuel yards, provided that when unhooused they shall be surrounded by an eight-foot solid wall or sight-obscuring fence known herein as a structure, and the yard regulations of this district shall be observed, and provided further, that no such lumber yards, coal and fuel yards shall be maintained closer than one hundred (100) feet to the side lines of an R-1 District.
10. Parking lot.
11. Police or fire stations.
12. Printing establishments and newspaper printing.
13. Public garage, repair shops and battery service station, tire repair shops.
14. Restaurants, cafeterias, catering.
15. Retail trade or shops for custom work or the making of articles not manufactured by chemical processes.
16. Sales rooms or store rooms for motor vehicles and other articles of merchandise.
17. Service stations.
18. Stores, retail and wholesale, markets.
19. Studios, offices, business or professional.
20. Telephone exchanges or telegraph offices.
21. Undertaking establishments and crematories only when a permit therefor has been obtained from the Planning Commission.
22. Theatres, dance halls, skating rinks, or other commercial amusement places, subject to the provisions of Paragraph (D) hereof.

(B) BUILDING HEIGHT LIMIT: Two (2) stories and not to exceed thirty-five (35) feet except as provided in Section 20 (p. 21 - B 1).

(C) FRONT YARD REQUIRED: Same as provided in Section 20 (p. 21-C 4 and p. 22-8).

(D) No moving picture theatre, or any structure for the exhibition of moving pictures shall be permitted within three hundred seventy (370) feet of the property line of any public school grounds, nor shall any dance hall, cabaret, cafe dance, skating

# Journal of Proceedings of County Commissioners,

KING COUNTY, WASHINGTON June 2, 1937 - Cont'd

rink, merry-go-round, ferris wheel, carnival, or similar amusement be permitted within any public park, school ground or playground, or within five hundred (500) feet of the property line of any such park, school playground; said distances shall in all cases be measured along street margins and the same produced across street intersections by the shortest possible route.

## SECTION 13. C-1 COMMERCIAL DISTRICT REGULATIONS.

### (A) USES PERMITTED:

1. Any use permitted in R-1, S-2 and B-1 Districts.
2. Any light manufacturing using power not in excess of two (2) horse power in one unit.
3. Auto assembly plants.
4. Auto laundries, fender and body repair shops.
5. Auto wrecking places, lumber yards, coal and fuel yards, provided that when unhooused they shall be surrounded by an eight-foot solid wall or sight-obscuring fence known herein as a structure, and the yard regulations of this district shall be observed; and provided further, that no such auto wrecking places, lumber yards, coal and fuel yards shall be maintained closer than one hundred (100) feet to the side lines of an R-1 District.
6. Bakeries.
7. Cleaning and dyeing establishments.
8. Clothing manufacture.
9. Distilleries and wineries.
10. Dress manufacture.
11. Electric shops.
12. Employment agencies.
13. Laundries.
14. Milk bottling plant.
15. Painting and decorating shops.
16. Plumbing shops.
17. Tailors.
18. Upholstery shops.
19. Warehouses.
20. Welding and sheet metal works.
21. Other uses which can reasonably be considered similar or related to the uses listed above.

(B) BUILDING HEIGHT LIMIT: Two (2) stories and not to exceed thirty-five (35) feet, except as provided in Section 20 (p. 21 - B 1).

(C) FRONT YARD REQUIRED: Same as provided in Section 20 (p. 21 - C 4 and P. 22-8).

(D) No moving picture theatre, or any structure for the exhibition of moving pictures shall be permitted within three hundred seventy (370) feet of the property line of any public school grounds, nor shall any dance hall, cabaret, cafe dance, skating rink, merry-go-round, ferris wheel, carnival, or similar amusement be permitted within any public park, school ground or playground or within five hundred (500) feet of the property line of any such park, school or playground; said distance shall in all cases be measured along street margins and the same produced across street intersections by the shortest possible route.

## SECTION 14. M-1 MANUFACTURING DISTRICT REGULATIONS.

### (A) USES PERMITTED:

1. Any use permitted in R-1, S-2, B-1 and C-1 Districts.
2. Airplane manufacture.
3. Ammonia, chlorine or bleaching powder manufacture.
4. Asphalt manufacture or refining.
5. Assaying (other than gold and silver).
6. Automobile manufacture.
7. Blast furnaces.
8. Boiler works.
9. Breweries or distilleries.
10. Brick, tile, or terra-cotta, manufacture or storage.
11. Broom and brush manufacture.
12. Candle manufacture.
13. Carbon manufacture.
14. Celluloid or similar cellulose materials manufacture.
15. Chain and cable manufacture.
16. Charcoal manufacturing or pulverizing.
17. Chemical manufacture.
18. Coke ovens.
19. Creosote treatment or manufacture.
20. Disinfectants manufacture.
21. Distillation of wood, coal or bones, or manufacture of any of their by-products.
22. Dog pounds.
23. Dry kilns.
24. Dyestuff manufacture.
25. Emery cloth or sandpaper manufacture.
26. Enameling.
27. Explosive storage.
28. Exterminators or insect poisons manufacture.
29. Feed and cereal mill.
30. Flour mill.
31. Foundries.
32. Gas (illumination or heating) manufacture or storage.
33. Glass or glass products manufacture.
34. Hangar.
35. Ice manufacturing plant.
36. Incineration or reduction of garbage, offal, dead animals and refuse.
37. Japanning.
38. Junk, rags, scrap iron, or paper storage or baling.
39. Kelp reduction and the extraction of its by-products.
40. Lamp black manufacture.
41. Lubricating grease manufacture or oil compounding.

42. Lumber or shingle mills.
43. Machinery manufacture.
44. Machine shop.
45. Match manufacture.
46. Oilcloth or linoleum manufacture.
47. Oxygen manufacture.
48. Paint, oil, shellac, varnish or turpentine manufacture.
49. Paper and pulp manufacture.
50. Paper box manufacture.
51. Petroleum refining or storage or manufacture of any of its by-products.
52. Planing mill or wood-working plant.
53. Plaster or wall board manufacture.
54. Power, light, or steam plant (central station).
55. Printing ink manufacture.
56. Railroad yard or round house.
57. Reducing or refining aluminum, copper, tin or zinc.
58. Rolling or blooming mill.
59. Rope manufacture.
60. Rubber or caoutchouc manufacture from crude material.
61. Salt works.
62. Saw mill.
63. Ship yards or ship building.
64. Shoddy manufacture.
65. Shoe blacking manufacture.
66. Soap manufacture.
67. Soap and compound manufacture.
68. Stables, commercial.
69. Starch, glucose, or dextrine manufacture.
70. Steel or iron mills.
71. Stoneware or earthenware manufacture.
72. Stove polish manufacture.
73. Tanning, curing, or storage of raw hides or skins.
74. Tar distillation, or manufacture.
75. Tar roofing or tar waterproofing manufacture or similar products of chemical composition.
76. Textile mills.
77. Tobacco (chewing) or cigar manufacture.
78. Vegetable oil or other oil manufacture, refining or storage.
79. Yeast plant.

(B) BUILDING HEIGHT LIMIT: Two (2) stories and not to exceed thirty-five (35) feet except as provided in Section 20 (p. 21 - B 1).

(C) FRONT YARD REQUIRED: Same as provided in Section 20 (p.21-C 4 and p.22-8).

(D) No moving picture theatre, or any structure for the exhibition of moving pictures shall be permitted within three hundred seventy (370) feet of the property line of any public school grounds, nor shall any dance hall, cabaret, cafe dance, skating rink, merry-go-round, ferris wheel, carnival, or similar amusement be permitted within any public park, school ground or playground, or within five hundred (500) feet of the property line of any such park, school or playground; said distances shall be in all cases measured along street margins and the same produced across street intersections by the shortest possible route.

#### SECTION 15. M-2 INDUSTRIAL DISTRICT REGULATIONS.

##### (A) USES PERMITTED:

1. Any use permitted in R-1, S-2, B-1, C-1 and M-1 Districts.
2. Any other use, trade, or industry not prohibited by law.

(B) BUILDING HEIGHT LIMIT: Two (2) stories and not to exceed thirty-five (35) feet except as provided in Section 20 (p. 21 - B 1).

(C) FRONT YARD REQUIRED: As provided in Section 20 (p.21-C 4 and p.22-8).

(D) No moving picture theatre, or any structure for the exhibition of moving pictures shall be permitted within three hundred seventy (370) feet of the property line of any public school grounds, nor shall any dance hall, cabaret, cafe dance, skating rink, merry-go-round, ferris wheel, carnival, or similar amusement be permitted within any public park, school ground or playground, or within five hundred (500) feet of the property line of any such park, school or playground; said distances shall in all cases be measured along street margins and the same produced across street intersections by the shortest possible route.

#### SECTION 16. F FORESTRY DISTRICT REGULATIONS.

##### (A) USES PERMITTED:

1. Forest industries.
2. Harvesting of any wild crop, such as marsh hay, ferns, moss and berries.
3. Hydro-electric dams, power plants, flowage areas, transmission lines and stations with necessary accessory buildings.
4. Mines, quarries and gravel pits.
5. Production of forest products.
6. Public and private parks, playgrounds, camp grounds and golf courses.
7. Trappers' cabins.

(B) No building or structure shall be built closer than fifteen (15) feet to any property line or highway.

#### SECTION 17. F-R FORESTRY RECREATION DISTRICT REGULATIONS.

##### (A) USES PERMITTED:

1. All uses permitted in F District.
2. Boat liveries.
3. Hunting and fishing camps.
4. Private summer cottages and service buildings, except that no dwellings for permanent yearly residence shall be permitted.
5. Recreation camps and resorts.

(B) BUILDING HEIGHT LIMIT: Same as in R-1 District.

(C) BUILDING SITE AREA REQUIRED: Same as in R-1 District.

(D) FRONT YARD REQUIRED: Same as in R-1 District.

(E) SIDE YARD REQUIRED: Same as in R-1 District.

(F) REAR YARD REQUIRED: Same as in R-1 District.

SECTION 18. WATERSHED DISTRICT REGULATIONS.(A) USES PERMITTED:

All uses permitted by the statutes of the State of Washington and the regulations adopted by any Boards of Health of the State of Washington, or any Federal regulations pertaining thereto.

SECTION 19. U-1 UNCLASSIFIED DISTRICT REGULATIONS.(A) USES PERMITTED:

Any uses not otherwise prohibited by law, except the following types of industries and land uses when located within five hundred (500) feet of any occupied dwelling, except such dwellings as are required for the operation of the plant or use located within the area of the plant property or area devoted to the said use, any public park, school, state highway, any county road, a part of the highway system of King County, subdivided lands restricted to residential use by recorded deed restrictions, any Residential, Suburban, Agriculture, Business, Commercial, Forestry or Forestry Recreational Use Districts as established by this resolution or amendments thereto.

1. Acid manufacture.
2. Asphalt mixing plant.
3. Cement, lime and gypsum manufacture.
4. Distillation of bones.
5. Dog and cat food factory.
6. Fertilizer works.
7. Fish cannery.
8. Garbage, offal or dead animal reduction or disposal.
9. Gasoline or oil storage above ground except petroleum products stored for private use.
10. Glue manufacture.
11. Manufacture or storage of explosives.
12. Oil refining.
13. Quarries.
14. Ranches for the feeding of garbage to hogs or other animals.
15. Rock crushing.
16. Rubbish dumps.
17. Slaughter houses.

In all cases where a U-1 District abutts an established Residence, Suburban, or Agriculture Use District, the abutting one hundred- (100) foot width strip of the U-1 area shall be restricted to the use regulations in force for the use district adjacent thereto.

(B) BUILDING SITE AREA REQUIRED: Except as provided in Section 21 (p. 23 - 1), the minimum building site area for each dwelling shall be forty-eight hundred (4800) square feet.

SECTION 20. GENERAL PROVISIONS.

The foregoing regulations shall be subject to the following exceptions:

(A) USES:

1. Kindergartens and schools to and including the eighth grade, are permitted in any use district, provided, in Residence and Suburban Use Districts sixty-five (65) percent of their building site areas is devoted to open spaces and in addition thereto there be provided a piece or parcel of land not less than one-fourth (1/4) of an acre in area abutting or adjacent and in one unit to be devoted exclusively to playfield purposes and the necessary accessory buildings; and provided further, that the main building and playfield shall each be considered as a unit governed by the front yard and rear yard requirements for the districts in which they are located, and by a side yard requirement for playfields that side yards shall each have a width of twenty-five (25) feet.

2. Churches, eleemosynary institutions, schools of a grade higher than the eighth, and any educational institution and those of a similar nature, if located in the Residence and Suburban Use Districts, shall have 65% of their building site areas devoted to open spaces and the front yard, rear yard, and side yard requirements shall be the same as provided herein for the kind of use district in which they are located.

3. In the Suburban and Agriculture Use Districts, temporary stands for the sale of products grown or produced on the premises shall be permitted as accessory uses, provided the applicant for permit to erect such stand agrees to remove same on or before the expiration of three months' period from the date of permit, and to have no signs greater than two by three (2 x 3) feet, and not more than two such signs. The erection of said stands to be governed by the set-back regulations of the use districts in which they are located.

4. The following accessory uses, in addition to those hereinbefore mentioned, shall be permitted in any district, provided, that such accessory uses do not alter the character of the premises in respect to their use for the purpose permitted in such respective districts.

(a) The operation of necessary facilities and equipment in connection with schools, colleges, universities, hospitals, and other institutions permitted in the respective districts.

(b) News and refreshment stands in connection with passenger stations.

(c) Recreation, refreshment and service buildings in public parks, playgrounds and golf course, by permit after a public hearing.

(d) Real estate offices of a temporary character when built according to plans and in locations approved by the Planning Commission for a period of not exceeding one (1) year subject to extension by the Planning Commission.

(B) HEIGHT:

1. Towers, gables, spires, penthouses, scenery lofts, cupolas, water tanks, silos, artificial windbreaks, barns, windmills and similar structures and necessary mechanical appurtenances may be built and used to a greater height than the limit established for the district in which structures are located, provided, however, that no structure in excess of the allowable building height shall be used for sleeping or eating quarters or for any commercial purpose other than such as may be incidental to the permitted uses of the main building.

2. Where the average slope of a lot is greater than one (1) foot rise or fall in seven (7) feet of distance from the established street elevation of the property line, an additional story will be permitted on the down-hill side of any building.

(C) AREA:

1. Any lot shown upon an official subdivision map duly approved and recorded,

# Journal of Proceedings of County Commissioners,

KING COUNTY, WASHINGTON

June 2, 1937 Cont'd

or any lot assessed as an individual lot or shown on an unrecorded plat, or any lot for which a deed is of record in the office of the County Auditor of King County, or any lot for which a contract of sale is in full force and effect at the time this resolution becomes effective may be used as a building site.

2. Hereafter in the Residence, Suburban, and Agriculture Use Districts the minimum building site area for each one- and two-family dwelling shall be forty-eight hundred (4800) square feet, except as provided in Section 21 (p. 13 - 1), but any and all building sites shall have a minimum width of forty (40) feet and shall have 65% of their area devoted to open spaces.

3. In the Residence, Suburban, and Agriculture Use Districts front yards shall be not less than twenty (20) feet in depth measured from the existing or proposed street or highway line as shown upon the official highway maps.

4. In the Business, Commercial, Manufacturing, Industrial, and Unclassified Use Districts the front yard shall be not less than fifteen (15) feet.

5. Where the official highway map shows the future width greater than the dedicated width, then the front yard shall be measured from the margin of the future highway width. On corner lots the front yard shall be measured from the street line abutting the narrowest dimensions of the lot.

6. Side yards in Residence, Suburban, and Agriculture Use Districts shall be not less than five (5) feet in width, but in case of a corner lot in said districts any side yard abutting any street shall be not less than ten (10) feet in width.

7. Except as provided in Section 21 (p. 23 - 1 f), each side yard in Residence, Suburban, and Agriculture Use Districts shall have a minimum width of five (5) feet, and each side yard shall be increased by two and one-half (2 1/2) feet for each dwelling family unit in excess of two served by such side yard, and this shall be increased two and one-half (2 1/2) feet for each additional story above two, but in no case required to have more than ten (10) feet.

8. No building or structure shall be erected closer than fifteen (15) feet to any abutting street line in the Business, Commercial, Manufacturing, Industrial and Unclassified Use Districts, and in no case in these districts closer than forty-five (45) feet to the center line of the abutting street or streets.

9. The rear yards in Residence, Suburban, and Agriculture Use Districts shall be not less than twenty-five (25) feet in depth, and no building or structure therein shall be erected closer than ten (10) feet to any abutting street.

10. In computing the depth of a rear yard from any building where such yard opens on an alley or public park, one-half (1/2) of the width of such alley or park may be deemed to be a portion of the rear yard.

11. A detached accessory building not exceeding one (1) story in height may occupy not more than fifty percent (50%) of the area of a rear yard and shall not be closer than five (5) feet to the main building wherever situated.

12. Detached accessory buildings in Residence, Suburban, and Agriculture Use Districts shall conform to the front and side yard regulations pertaining to main buildings in the above Use Districts; provided, however, that where the slope of the front half of the lot is greater than one (1) foot rise or fall in eight (8) feet, and less than one (1) foot in a seven- (7) foot run from the established street elevation at the front property line, or where the elevation of the front half of the lot is more than four (4) feet above or below the established street elevation at said property line, a garage may be built not less than ten (10) feet from the property lines abutting any street, provided that no part of a movable extension of the structure shall extend into said restricted area, and whenever the said rise or fall is greater than one (1) foot in a seven- (7) foot run, or said elevation is greater than eight (8) feet above or below the established street elevation as described above, then said garage may be built not less than five (5) feet from the property lines abutting any street; provided that no part of movable extension of the structure shall extend into said restricted area.

13. Porches, terraces, and outside stairways, unroofed, unenclosed, above and below floor or steps shall not project more than three (3) feet into any rear or side yard.

## SECTION 21. SPECIAL PROVISIONS.

1. Lots for dwelling purposes only, for seasonal and recreational use, may have areas less than forty-eight hundred (4800) square feet when located in a subdivision of beach property adjacent to and within one thousand (1000) feet of tide-water of Puget Sound or shore of any lake when approved by the Planning Commission upon the following conditions:

(a) Application to be made by the subdivider at the time of filing of subdivision map for the approval of the Planning Commission.

(b) Minimum lot area to be four thousand (4000) square feet.

(c) Minimum lot width to be forty (40) feet.

(d) Minimum front and rear yards to be ten (10) feet each.

(e) Minimum distance to high water shore line of beach for all structures, including septic tanks and their drain pipes, one hundred (100) feet.

(f) Minimum side yards to be four (4) feet each.

(g) Maximum height of dwellings, two (2) stories and not to exceed thirty-five (35) feet.

(h) All other regulations of the district not in conflict with the above requirements to be complied with.

2. To allow specified types of uses and buildings in the Suburban and Residence Districts, as provided in the use regulations of such districts, under conditions which will preserve the integrity and character of the district, the utility and value of adjacent property and the general welfare of the neighborhood, such conditions being specifically as follows:

(a) Temporary stands in the Suburban Use Districts, upon condition that, (1) design of the stand be approved by the Planning Commission, (2) the stand be removed when not in use.

(b) Residential hotels, upon condition that, (1) the building site contain not less than ten (10) acres, (2) building coverages not to exceed thirty-five (35) percent of the area of the site, (3) fifty percent (50%) or more of the guest rooms to be provided in detached buildings, and (4) all buildings and plot plans to be approved by the Planning Commission.

(c) Public utility buildings, transformers and structures, upon condition that all plans be approved by the Planning Commission.

(d) Private stables, upon condition that the location and building plans all have approval of the Planning Commission, but the number of animals, not including sucklings, in a private stable shall not exceed one (1) for every two thousand (2000) square feet contained in the area of the building site on which such building is located.

(e) Cemeteries, Mausoleums and crematories, upon condition that the area of any individual cemetery be not more than eighty (80) acres and shall be governed by front and side yard regulations of the use district in which located.

(f) Churches, museums and libraries, upon condition that plot plans be submitted to and approved by the Planning Commission.

(g) Schools, colleges, public playgrounds and athletic fields, upon condition that, (1) an area adequate, in the judgment of the Planning Commission, be provided to reduce possibility of injury to adjoining residential properties, and (2) plot plans be approved by the Planning Commission.

(h) Airplane landing fields for private use, upon condition that the location and all plans be approved by the Planning Commission.

(i) High voltage power transmission lines, upon condition that the location plans be approved by the Planning Commission before purchase of rights-of-way.

(j) Commercial dairies, having a herd of more than five (5) cows, provided that no feeding pens, milking sheds and other buildings or structures designed or used for confinement of the herd be located closer than five hundred (500) feet to any occupied dwelling except such as may be located upon the premises.

3. To permit the reconstruction and/or remodeling of a non-conforming building in accordance with plans and specifications approved by the Planning Commission where, in the judgment of said Commission, such reconstruction and/or remodeling will, in the matter of front, side, and rear yards, structural character and exterior appearances of said building, make said non-conforming building safer and more healthful and bring it and its subsequent uses into fairer conformity with its surroundings.

4. Whenever at least fifty percent (50%) of all the property fronting on one side of a street between two intersecting streets is improved with buildings, and the majority of all of the buildings in said area have a front yard less than twenty (20) feet, then no new building on an interior lot shall be required to have a greater front yard than the average depth of the two front yards nearest on each side, but in the Residence, Suburban, and Agriculture Use Districts the minimum front yard depth in no case shall be less than ten (10) feet. The yard regulations governing corner lots, whether the streets are improved or not, whether the balance of the property fronting on the street is built upon or not, must be followed out.

5. Houseboats and watercraft used for habitation or commercial amusement shall not be moored or located within any established outer harbor line or between the shore line high water mark and the line of navigability along rivers, streams or bodies of water, and in no case closer than two hundred fifty (250) feet to the shore line low water mark.

6. The raising or keeping of any swine or goats or the keeping or housing of more than three (3) dogs, exclusive of unweaned puppies, on any building site in a Residence Use District is prohibited.

7. In Residence Use Districts outhouses for use as privies or lavatory conveniences are prohibited. The sanitary conveniences must be incorporated within or made a part of the building to which they appertain and must consist of a chemical toilet or installed plumbing properly connected with and drained into a covered septic tank, cesspool, or closed sewer.

#### SECTION 22. NON-CONFORMING USES.

1. The lawful use of land existing at the time of the passage of this resolution, except in Residence, Suburban, Agriculture, Forestry, Forestry Recreational, and Watershed Use Districts, although such use does not conform to the provisions hereof, may be continued, but if such non-conforming use is discontinued any future use of said land shall be in conformity with the provisions of this resolution.

2. The lawful use of land, if connected as a business unit with the lawful use of a building on the same building site in Residence, Suburban, and Agriculture Use Districts, although such use does not conform to the provisions hereof, may be continued for the term of one (1) year only from and after the time of the passage of this resolution.

3. The lawful use of a building except advertising structures or advertising devices on accessory buildings existing at the time of the passage of this resolution, may be continued, although such use does not conform with the provisions hereof, and such use may be extended throughout the building, provided no structural alterations, except those required by law or resolution or permitted under Sections 20 and 21 of this resolution, are made therein. If no structural alterations are made, a non-conforming use of a building may be changed to another non-conforming use of the same or more restricted classification. If a non-conforming use is changed to a more restricted use, no further change is permitted unless to a still more restricted use.

4. No existing building designed, arranged or intended for or devoted to a use not permitted under the regulations of this resolution for the district in which such building or premises is located shall be enlarged, extended, reconstructed, or structurally altered unless such use is changed to a use permitted under the regulations specified by this resolution for such district in which said building is located; provided, however, that work done in any period of twelve months or ordinary structural alterations, replacements of walls, fixtures or plumbing not exceeding twenty-five percent (25%) of the assessed value of the building according to the assessment thereof by the Assessor of the County for the fiscal year in which such work is done shall be permitted, provided that the cubical contents of the building as it existed at the time of the passage of this resolution be not increased.

5. If at any time any building, in existence or maintained at the time of the adoption of this resolution which does not conform to the regulations for the district in which it is located, shall be destroyed by fire, explosion, Act of God, act of the public enemy to the extent of more than seventy-five percent (75%) of the assessed value thereof, according to the assessment thereof by the said Assessor for the fiscal year during which such destruction occurs, then and without further action by the Board the said building and the land on which said building was located or maintained shall from and after date of such destruction be subject to all the regulations specified by this resolution for the district in which said building and land are located.

6. Any building remaining vacant for a continuous period of more than one (1) year shall not again be re-occupied except by a conforming use.

7. The non-conforming use of a fractional part of a building or lot shall not be extended to occupy a greater part of the building or lot than that occupied at the time this resolution shall become effective, except that a non-conforming use may be extended to that portion of a building which was arranged or designed for such non-conforming use at the time of the passage of this resolution.

8. In Residence, Suburban, and Agriculture Use Districts any non-conforming use not conducted within a building shall be discontinued within a period of one (1) year from the date this resolution shall become effective.

9. The King County Planning Commission may issue permits for a period of not more than a year for the erection and use in an undeveloped Residence District of bunkers or other equipment for the handling and removal from the premises of sand, gravel, or other natural deposits of commercial value.

10. The foregoing provisions shall also apply to non-conforming uses in districts hereafter changed.

11. In every case in which, under the provisions of any resolution of King County, or any statute in effect at the time this resolution takes effect, a license or permit is required for the maintenance of any structure or the establishing, maintaining and/or conducting of any business use, and any structure or business use exists as a non-conforming use under the provisions of this resolution, then no such license or permit shall be authorized, issued, renewed, re-issued, or extended for said business use unless and until a use and occupancy permit shall first have been secured for the continued maintenance of said structure or use.

#### SECTION 23. INTERPRETATION, PURPOSE AND CONFLICT.

1. In interpreting and applying the provisions of this resolution, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare. It is not intended by this resolution to interfere with or abrogate or annul any easements, covenants, or other agreements between parties, provided, however, that where this resolution imposes a greater restriction upon the use of buildings or land or upon height of buildings, or requires larger space than is imposed or required by other resolutions, rules or regulations or by easements, covenants or agreements, the provisions of this resolution shall govern.

#### SECTION 24. FILING OF PLOT PLANS.

1. In all cases where Area District Maps, showing use districts, have been adopted for any portion of the County, before constructing any building or structure, or alteration, reconstruction, improvement or relocation thereof in which a change of cubical size or design for a different purpose occurs, and for the purpose of enabling the Planning Commission to keep a proper record thereof, the owner or agent of the property involved, shall state in writing his name, Post Office address, the legal description and general location of his property or the property he represents, and make duplicate drawings or sketches showing a plot plan of the building or structure on said site, the location of the proposed building or structure on said site, giving distances from property lines, the size, height, number of stories and the use to which it is to be put, in case of advertising devices or signs, duplicate drawings or sketches, showing the proposed size, lettering and location on the ground plans shall be filed with the Planning Commission.

The above information, drawings or sketches shall be filed with the Planning Commission, which body shall acknowledge receipt thereof by returning one, copy, stamped and dated, to the address indicated by the owner or agent of the property. Then the owner or agent may proceed with the construction, being responsible for the proper observance of all rules and regulations provided in this resolution.

The observance of the provisions of this section shall not be construed as granting a permit for any purpose, but are for the purpose of avoiding errors in construction or interpretation of this Districting Resolution and for providing County records.

The intent of the above provisions is to protect adjoining property values, or the investment of public funds spent in the construction of highways, or the general welfare inherent in an orderly and decent treatment of the scenery of the State of Washington, by insuring the location of buildings in good taste, proper proportion, and in harmony with their surroundings, and to secure the best and most appropriate use of land.

#### SECTION 25.

1. The Planning Commission shall, as rapidly as is, in its judgment feasible, proceed with the more precise classification of the unincorporated territory of King County in accordance with the provisions of the statutes of the State of Washington relating to such matters, and shall hold such public hearings as are prescribed and in the manner directed by such statutes.

#### SECTION 26. AMENDMENTS AND CHANGES OF DISTRICT BOUNDARIES.

1. Whenever the owner of any land or building desires a reclassification of his property he shall present to the Board a petition duly signed and acknowledged by him requesting an amendment, supplement or change of regulations prescribed for such property, which said petition shall be referred by the Board to the Planning Commission for a hearing on such amendments, extensions or addition to the districting plan, and such other matters as may be related to said petition.

2. The said Planning Commission shall cause to be made an investigation of the matters involved in such petition, and if in the opinion of said Commission, after due investigation and consideration of the facts stated in such petition and any competent facts involving the property in question and other property in the vicinity thereof, said Planning Commission believes that such change of district or exception is necessary for the preservation and enjoyment of any substantial property right of the petitioner and not materially detrimental to the public welfare nor the property of other persons located in the vicinity thereof, said Planning Commission shall transmit to the Board a report recommending that such petition be granted. If such report is not made to said Board within thirty (30) days from the filing of such petition, the failure to make such a report shall be deemed to be a disapproval of such petition by said Commission.

3. If said Commission after such investigation and consideration disapproves such petition, said Commission shall cause to be mailed to such petitioner a post card notice of such disapproval and any disapproval by said Commission shall be final unless the petitioner, within thirty (30) days after the date of mailing such post card notices, or the expiration of thirty (30) days from the filing of such petition, during which said Commission shall have failed to take action thereon, appeal to said

Board by filing with the Clerk of said Board a written notice of such appeal.

4. If upon receiving such report or notice of appeal, said Board deems it necessary or expedient so to do, it may set the matter for hearing upon such notice to interested parties, as it may deem proper, and said Board may by resolution, after hearing, follow the recommendation of the Planning Commission if said Board is satisfied from its consideration of said petition and the matters relative thereto that such a change of district or exception is necessary for the preservation and enjoyment of such property right or rights of the petitioners and is not materially detrimental to the public welfare or injurious to the property in the vicinity.

5. Whenever any reclassification of property, any amendments, supplements or changes of regulations, or any amendment or amendments to any map or maps which are a part of this resolution, are initiated by the Board or Planning Commission, the right to make and take which said initiative proceedings are hereby reserved to said Board or Planning Commission and authorized to be made and taken by either of them, the hearings provided herein for a property review and map amendment shall be held in the manner provided for in this Section, and such reclassification of property, amendments, supplements, or changes of regulations or amendment or amendments of such map or maps may be made upon the recommendation by either one if concurred in by the other.

**SECTION 27. VALIDITY.**

1. If any section, paragraph, subsection, clause or phrase of this resolution is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this resolution. The Board hereby declares that they would have passed this resolution and each section, paragraph, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, paragraphs, clauses or phrases be unconstitutional or invalid.

**SECTION 28. REPEALING.**

All resolutions of King County, inconsistent herewith to the extent of such inconsistency, and no further, are hereby repealed.

ADOPTED AND PASSED this 2nd day of June 1937.

This resolution recommended,  
(concurring in) this first day  
of June, 1937 by the  
King County Planning Commission  
By Richard Tyler, Chairman  
Otway Pardee, Secretary  
Joshua H. Vogel, Executive Officer

LOUIS NASH

JACK TAYLOR

Board of County Commissioners  
King County, Washington

ATTEST: Earl Millikin  
Clerk of Board of County  
(SEAL) Commissioners  
By Marion Kelez, Deputy Clerk

The following Resolution No. 6495 was passed, consenting to the assignment of Franchise No. 173, J. M. Maggs, to the City of Seattle, and accepting said assignment:

**RESOLUTION NO. 6495**

WHEREAS, the Board of County Commissioners of King County, Washington, on the 22nd day of March, 1937, granted Franchise No. 173 to J. M. Maggs, for the construction, maintenance and operation of water pipe lines on the following described roads in King County, to-wit:

"In, along and upon 9th Avenue N. W. from W. 125th Street South to a point 300 ft south of the center line of W. 122nd Street;  
In, along and upon 122nd Street from 9th Avenue N. W. to 12th Avenue N. W.

In, along and upon 12th Avenue N. W. from W. 122nd Street to a point 660 feet south from the said W. 122nd Street."

WHEREAS, J. M. Maggs has requested the consent of the Board of County Commissioners to the assignment of said franchise to the City of Seattle, a municipal corporation organized and existing under and by virtue of the State of Washington, now, therefore,

BE IT RESOLVED that the Board of County Commissioners of King County, Washington, does hereby give its consent to the assignment by J. M. Maggs of Franchise No. 173 to the City of Seattle, and

BE IT FURTHER RESOLVED that the assignment of said franchise executed by J. M. Maggs be and the same is hereby accepted by the Board of County Commissioners of King County, Washington.

PASSED this 2nd day of June, 1937

ATTEST:  
EARL MILLIKIN,  
Clerk of board  
By Marion Kelez,  
(SEAL) Deputy

LOUIS NASH  
JACK TAYLOR  
TOM SMITH  
Board of County Commissioners  
King County, Washington

The following Resolution No. 6496 was passed, amending Resolution No. 6470 passed on May 10, 1937, and including classification for general Bunker Foreman:

**RESOLUTION NO. 6496**

BE IT RESOLVED that Resolution No. 6470, passed May 10, 1937, outlining classifications and daily rates to be adopted by King County, effective in Road District Nos. 2 and 3 for the balance of 1937, be and the same is hereby amended to include the following classification at the daily rate stated:

General Bunker Foreman \$10.00

PASSED this 2nd day of June, 1937

ATTEST:  
EARL MILLIKIN,  
Clerk of the Board  
By Marion Kelez,  
(SEAL) Deputy

Louis Nash  
Jack Taylor  
Tom Smith  
Board of County Commissioners  
King County, Washington