KING COUNTY, WASHINGTON

August 12, 1958 Cont'd

On motion of Mr. Moshier, seconded by Mr. McLean, Resolution No. 18801 was passed unanimously adopting the King County Districting (Zoning) Resolution as submitted and approved by the King County Planning Commission. KING COUNTY DISTRICTING (ZONING) RESOLUTION . NUMBER 18801 KING COUNTY, WASHINGTON BOARD OF COUNTY COMMISSIONERS Howard Odell, Chairman Dean C. McLean William Moshier Prepared and Recommended by KING COUNTY PLANNING COMMISSION 1958 Members of Planning Commission H. M. Siler, Chairman Robert Culliton, Vice-Chairman Don S. Johnson, Secretary William R. Bannecker, Vice-Secretary R. C. Erskine Alfred W. Peeler Perry B. Johanson Frederick J. Nielsen Frank Perkins Wayland L. Scarff Gerald O'Neil

SESSION LAWS of the

STATE OF WASHINGTON

1935

Chapter 44 (H.B. 108) NS: CITY, TOWN, COUNTY and PLANNING COMMISSIONS:

#### REGIONAL PLANNING

\*\*\*\*\*\*\*\*\*

An Act relating to city, town, county and regional planning and the creation, or-ganization, duties and powers of planning commissions. BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

SECTION 1. As used in this act the term "Board" means the board of county commissioners of counties in the State of Washington; \*

"Council" means the chief legislative body of the cities and towns of the State of Washington;

"Mayor" means the chief executive of a city or town;

"Commission" means a city, town or county planning commission; "State council" means the state planning council of the state of Washington; "Highways" includes streets, roads, boulevards, lanes, alleys, viaducts and other traveled ways;

"City" includes any or all incorporated cities and towns of any class in the State of Washington;

"Municipality" includes any or all counties, cities and towns of the State of Washington

"Ex officio members" means the members of a commission chosen from among city or county officials;

"Appointive members" means all the other members of the commission.

SECTION 2. If any council or board desires to avail itself of the powers con-ferred by this act, such council or board shall create a city or county planning commission consisting of from three to twelve members to be appointed by the mayor or chairman of the municipality and confirmed by the council or board: PROVIDED, That in cities of the first class having a commission form of government consist-ing of three or more members, the commissioner of public works shall appoint the said planning commission, which appointment shall be confirmed by a majority of the city commissioners. The ordinance, resolution or act creating the commission shall set forth the number of members to be appointed, not more than one-third of which number may be ex officio members by virtue of office held in such municipality. The term of office for ex officio members shall correspond to their respective tenures. The term of office for the first appointive members appointed to such commission The term of office for the first appointive members appointed to such commission shall be designated from one to six years in such manner as to provide that the fewest possible terms will expire in any one year. Thereafter the term of office for each appointive member shall be six years. Vacancies occurring otherwise than through the expiration of terms shall be filled for the unexpired term. Members may be removed, after public hearing, by the appointing official, with the approval of his council or board, for inefficiency, neglect of duty or malfeasance in office.

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The members shall be selected without respect to political affiliations and they shall serve without compensation.

SECTION 3. The commission shall elect its own chairman and create and fill such other offices as it may determine it requires. The commission shall hold at least one regular meeting in each month for not less than nine months in each year. It shall adopt rules for transaction of business and shall keep a written record of its meetings, resolutions, transactions, findings and determinations, which record shall be a public record.

shall be a public record. SECTION 4. The expenditures of any commission or regional commission authorized and established under this act, exclusive of gifts, shall be within the amounts appropriated for the purpose by the council or board, Within such limits, any such commission is authorized to employ such employees and expert consultants as are deemed necessary for its work.

SECTION 5. The council or board of any municipality is hereby authorized and empowered to provide for the preparation by its commission and the adoption and enforcement of coordinated plans for the physical development of such municipality. For this purpose such council or board, in such measure as is deemed reasonably necessary or requisite in the interest of health, safety, morals and the general welfare, upon recommendation by its commission by general ordinances of the City or general resolution of the Board, may regulate and restrict the location and the 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; the setback of buildings along highways, parks or public water frontages; and the subdivision and development of land. The local legislative body of any city where such ordinances are in effect, may, on the recommendation of its commission, when such action is deemed necessary, provide for the appointment of a board of adjustment, to make, in appropriate cases and subject to appropriate conditions and safeguards established by ordinance, special exceptions in harmony with the general purpose and intent and in accordance with general or specific rules therein contained.

SECTION 6. For any or all of such purposes any such council or board, on recommendation of its commission, may divide the municipality or any portion thereof into districts of such size, shape and area, or may establish such official map or maps, or development plans for the whole or any portion of the area of such municipality as may be deemed best suited to carry out the purposes of this act; and within such districts it may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.

SECTION 7. All such regulations shall be worked out as parts of a comprehensive plan which each commission shall prepare for the physical and other generally advantageous development of such municipality and shall be designed, among other things, to encourage the most appropriate use of land throughout the municipality; to lessen traffic congestion and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote a coordinated development of the unbuildt areas; to encourage the formation of neighborheod or community units; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural besources; to facilitate the adequate provision of transpoertation, water, sewarage and other public uses and requirements. SECTION 8. The commission may recommend to its council or board the plan so pre-

SECTION 8. The commission may recommend to its council or board the plan so prepared as a whole, or may recommend parts of the plan by successive recommendations, said parts corresponding with geographic or political sections, divisions or subdivisions of the municipality, or with functional subdivisions of the subject matter of the plan, or in the case of counties, may correspond with suburban settlement or arterial highway areas; and may prepare and recommend any amendment or extension thereof or addition thereto. Before the recommendation of the initial plan to the municipality, the commission shall hold at least one public hearing thereon, giving notice of the time and place by one publication in a newspaper of general čirculation in the municipality and in the official gazette, if any, of the municipality. A copy of the ordinance or resolution adopting or embodying such plan or any part thereof or any amendment thereto, duly certified as a true copy by the clerk of such municipality shall be filed with the county auditor. A like certified copy of any map or plat referred to or adopted by the ordinance or resolution shall likewise be filed with the county auditor. The auditor shall record the ordinance or resolution and keep on file the map or plat.

County auditor. The auditor shall record the organize of finance of finance is adopting any the map or plat. SECTION 9. Any ordinance or ordinances, resolution or resolutions, adopting any such plan or regulations, or any part thereof, may be amended, supplemented, changed or modified by subsequent ordinance or resolution adopted by the council or board upon recommendation of or with the concurrence of the commission. (Amendment) Any ordinance or resolution adopting any such plan or regulations or any part thereof, may be amended, supplemented or modified by subsequent ordinance or resolution. Proposed amendments supplementations, or modifications shall first be heard by the commission and the decision shall be made and reported by the commission within ninety days of the time that the proposed amendments, supplementations, or modifications were made. The council or board, pursuant to public hearing called by them upon application therefor by any interested party or upon their own order, may affirm, modify or disaffirm any decision of the commission. (1957 c 194 - 1; 1935 c 44 - 9; RRS - 9322-9).

that the proposed amendments, supplementations, or modifications were made. The council or board, pursuant to public hearing called by them upon application therefor by any interested party or upon their own order, may affirm, modify or disaffirm any decision of the commission. (1957 c 194 - 1; 1935 c 44 - 9; RRS - 9322-9). SECTION 10. Any such commission is authorized and empowered to act as the research and fact finding agency of city or county. To that end it may make such surveys, analyses, researches and reports as are generally authorized or requested by its council or board, or by the state council with the approval of its council.or. board. Any such commission, upon such request or authority, is further empowered and authorized:

- To make inquiries, investigations and surveys concerning the resources of the county;
- (2) To assemble and analyze the data thus obtained and to formulate plans for the conservation of such resources and the systematic utilization and development thereof:
- (3) To make recommendations from time to time as to the best methods of such

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	conservation, utilization and development;
(4)	To cooperate with other commissions, with the state council and with
	other public agencies of the municipality, state and United States in such planning, conservation and development; and
(5)	In particular to cooperate with and aid the state council within its
	territorial limits in the preparation of the state master plan provided
	for in section 3, chapter 54 of the Special Session Laws of 1933, and in advance planning of public works programs.
	ton-1-1. The commissions of two or more adjoining counties, together with
	rds of such counties, are hereby empowered to cooperate in the formation
	gional planning commission for the making of a regional plan for the region as may be agreed upon by the said commissions and boards. Any such regional
commissi	ion, when requested by the commissions of its region or by the state council,
	ner authorized and empowered to perform any of the other duties for its
	that are specified in section 10 hereof for city and county commissions. The of members of such regional commission, their method of appointment and the
proporti	ion of the cost of such regional planning, surveys and studies to be borne
	ively by the various counties in the region, shall be such as may be agreed
	said commissions and boards. ION 12. Nothing herein contained shall be deemed to limit the right of
	verning cities of the first class to extend or enlarge the membership, duties
	rs of its commission, beyond those prescribed in this act.
	ED the House March 4, 1935. ED the Senate March 2, 1935.
	DVED by the Governor March 11, 1935.
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GENERAL	RESOLUTION NO. 18801 RESOLUTION ESTABLISHING LAND USE REGULATIONS AND DISTRICTS (Zoning) WITHIN
THE UNI	NCORPORATED TERRITORY OF KING COUNTY, STATE OF WASHINGTON, AND REGULATING THE
	PROPERTY PUBLICLY AND PRIVATELY OWNED THEREIN, ADOPTING MAPS DIVIDING KING
	INTO USE DISTRICTS AND PROVIDING FOR AMENDMENTS AND ADDITIONS THERETO. ESOLVED by the Board of County Commissioners of King County, State of Wash-
ington,	as follows:
	1. GENERAL PURPOSE AND ADOPTION OF OFFICIAL LAND USE REGULATIONS:
assist	the public health, safety, morals and general welfare, and in order to
	to secure for the citizens of King County the social and economic
·•	advantages resulting from an orderly planned use of the land resources
(2)	within the county; to regulate and restrict the location and the 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; the setback of buildings along highways, parks or
	public water frontages; and the subdivision and development of land.
(3)	to provide definite official land use regulations for property
(4)	publicly and privately owned within King County; and to regulate the future growth and development of said county in
(-)	accordance with the King County Comprehensive Plan, there is
	hereby adopted and established official land use regulations for King County pursuant to the authority of Chapter 41, Laws of Wash-
	ington for 1935 appended hereto.
	2. DEFINITIONS.
2.01	This resolution, embodying and making effective the Land Use Regu- lations 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 work "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.
2,02	"A"
	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 (30) 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 (50) percent of the longest wall of the accessory
	building, then the accessory building shall be considered an integral
	part of the main building and such accessory building shall comply in all respects with the requirements of this resolution applicable to the
	main building. An accessory building, except trailer cabanas, 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. AIRPORT: Any area of land or water which is used or intended for use
	by aircraft and including the necessary appurtenant structures and/or
	facilities located thereon. ALLEY: A thoroughfare which has been dedicated or deeded to the public
	ALLEY: A thoroughfare which has been dedicated or deeded to the public for public use and affords a secondary means of accessto abutting property.

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ANIMAL PEN: An enclosure or structure for the housing or confinement
APARTMENT: A room or suite of rooms which is occupied or which is intended or designed to be occupied by one family for living
and sleeping purposes. APARTMENT HOUSE: Any building or portion thereof, 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, and shall include flats and apartments. AUTOMOBILE COURT OR CAMP:
(1) A group of two or more detached or semi-detached buildings contain- ing dwelling units with automobile storage space provided in con- nection therewith, used and/or designed for use primarily by auto-
mobile transients. (2) Land used or intended to be used for camping purposes by automobile transients.
2.03 "B"
BASEMENT: That portion of a building between floor and ceiling, which is partly below and partly above grade, but so located that the average vertical distance from grade to the floor below is equal to or greater than the vertical distance from grade to the ceiling.
BUILDING: Any structure built for the support, shelter or enclosure of persons, animals, chattels, or property of any kind and when separated by division walls without openings, each portion so separated shall be
deemed a separate building unit. BUILDING HEIGHT: The vertical distance from the grade to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip
roof. BUILDING LINE: A line specifying a minimum horizontal distance from the property line and parallel thereto, beyond which no part of a structure
shall extend. 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 spaces as required by this Resolution.
2.04 "C" CABANA TRAILER: A structure, not to exceed twelve (12) feet in width nor be longer than the trailer it serves, consisting of one (1) room only and excluding any utility usage therein. CABIN CAMP: A group of two or more detached or semi-detached structures containing dwelling units with automobile storage space provided in con-
nection therewit, used and/or designed for use primarily by automobile transients. A motel. CARETAKER'S HOUSE: An accessory struture for the sole use of a person or persons employed on the premises. CARPORT: A structure to house or protect motor vehicles owned or oper-
ated by the occupants of the main building. CELLAR: A cellar is a basement for the purposes of this code. CLUB: An association of persons for some common purpose but not includ- ing groups organized primarily to render a service which is customarily
carried on as a business. COMPREHENSIVE GUIDE: A guide for land use development and for the design and location of public facilities. COURT: An open, unoccupied space bounded on two or more sides by the
walls of the building. An inner court is a court entirely within the ex- terior walls of a building. All other courts are outer courts. 2.05 "D"
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 fimilies, living independ- ently of each other, including all necessary household employees of each such family.
DWELLING GROUP: A combination arrangement of dwellings, whether detatched or not, on one building site. DWELLING, MULTIPLE FAMILY: A building 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.
2.06 "E" <u>ELEEMOSYNARY OR PHILANTEROPIC INSTITUTIONAL USE:</u> A private non-profit <u>organization which provides any or all of the following</u> : Professional, Religious, Social, Physical, Recreational or Benevolent Services
2.07 "F" FAMILY: A group of related persons living in one house and under one head.
FLOOR AREA: The area included within the surrounding walls of a structure (or portion thereof) exclusive of vent shafts and courts. 2.08 "G"
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 vehicles, boats, except airplanes, owned or operated by the occupants of the main building.

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of a memory sectors south and the GARAGE OR BOAT HOUSE, PUBLIC: A building or portion thereof, except a private garage, used or designed to be used for the storage of vehicles, boats, except airplanes, or where any such vehicles are equipped for operation, repaired or kept for remuneration, hire or sale. GRADE: The average of the finished ground level at the center of all walls of a building. In case walls are parallel to and within five (5) feet of GUEST HOUSE: A detached structure, being an accessory to a one-family dwel-ling with not more than two (2) bedrooms having no kitchen facilities, and which shall be used and/or designed for use primarily by guests and/or servants for sleeping quarters. 2.09 "H" HOME OCCUPATION: A use conducted within a dwelling or accessory building provided that such use does not require internal or external structural alterations or involve construction features not customary in a dwelling and that the entrance to the space devoted to such occupation shall be only from within the building. HOSPITAL: An institution receiving in-patients and rendering medical, HOTEL: Any building or portion thereof containing six 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 paying guests and shall include hotels, lodging and rooming houses, dormitories, turkish baths, bachelor hotels, studio 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. 2.10 "1" 2.11 "j" 2.12 "K" KENNEL: A pack or collection of more than three (3) adult dogs kept or bred for hunting, sale, exhibition or domestic use. KITCHEN: Any room used or intended or designed to be used for cooking and/or preparation of food. 2.13 "L" LOT: A parcel of land, platted or unplatted, intended as a unit for transfer Lor. A parcel of land, platted or unplatted, intended as a unit for transfer of ownership or for development provided that 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 as a single lot. LOT, CONNER: A lot located at the junction of and fronting on two or more intersecting streets. The boundaries of a lot as a lot is herein defined. LOT LINES: LOT, TRIANGULAR: A lot, the sides of which converge toward the front or rear so that the width of the lot measured along either said line shall be not less than thirty (30) feet. LOT, THROUGH: An "interior Lot" having frontage on two (2) parallel or approximately parallel streets. 2.14 "M MOBILE HOME PARK: A tract of land where space is made available for trailer coach occupancy. MOTEL: A group of two or more detached or semi-detached structures contain-Ing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients. cabin camp. 2.15 "א" NON-CONFORMING USE: A use lawfully established and maintained that does not conform with the regulations of the use district in which it is situated by reason of the adoption of Districting (Zoning) Resolution No. 6494 (June 2, 1937). 2.16 "O"

OCCUPANCY: The purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors. 2.17 "P"

PARKING SPACE: A space within or without a building exclusive of driveways (except as otherwise provided), ramps, columns, office and work areas, for the temporary parking of one (1) motor car or truck. PASTURE: The carrol, grazing or roaming area of livestock. 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.

2.18 "Q" 2.19 "R"

**RECREATIONAL AREAS:** 

Commercial: An area including facilities and equipment for recreational purposes, swiming pools, tennis courts, playgrounds and other similar uses operated for a profit, either private or open to the public upon the payment of a fee. Non-Commercial: An area including facilities and equipment for recrea-tional purposes, swimming pools, tennis courts, playgrounds and other similar uses maintained and operated by a non-profit club or organization with specified limitations upon the number of members or limited to residents of a block, subdivision, neighborhood, community or other specific area of residence for the exclusive use of members and their guests. Private: An area including facilities and equipment for recreational

purpose, swimming pools, tennis courts, playgrounds and other similar

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	uses maintained by an individual for the sole use of his household and guests located on or adjacent to his residence not for the purpose of profit or in connection with any business operated for profit. REST HOME: A structure and/or premises for nursing, dietary care, and other
	personal services rendered to convalescents, invalids and aged persons, but excluding contagious, communicable or mental disease cases and surgery or primary treatments such as are customarily provided in sanitoriums and
2,20	SCREENING: A continuous fence supplemented with landscape planting or a
•	<u>continuous</u> wall, evergreen hedge or combination thereof, that would effect- ively screen the property which it encloses. A fence or wall shall be at least 4' high unless a greater height is stipulated in the district and is broken only for access drives and walks.
	SIGN, ADVERTISING: A structure for the display of advertising, but not in- cluding real estate signs advertising the sale or rent of property upon which it stands.
	SIGN, DIRECTIONAL: A structure which contains only the name and location of a use located elsewhere and intended for guidance only. STABLE, PRIVATE: A detached accessory structure for the keeping of one or more horses or cows owned by the occupant of the premises and not for re- muneration, hire or sale.
,	STABLE, RIDING: A structure used or designed for the boarding, breeding or care of horses, other than horses used for farming or agricultural purposes. 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 celling next above it or between the finished under-surface or the roof
	directly over a particular floor. <u>STREET</u> : A thoroughfare not less than twenty (20) feet in width which has <u>been dedicated</u> or deeded to the public for public use and affords a primary means of access to abutting property. <u>STREET LINE OR HIGHWAY MARGIN</u> : The dividing line between a lot and a public
	STREET DIAL ON FIGURATION THE GIVEN THE SECRET A FOLLAR A PUBLIC STREET, FOR OF HIGHWAY. STRUCTURE: That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined togetheer in some definite manner 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, addition or modification in the sup- porting members of a building or structure such as bearing walls, columns, beams, or girders, floor joists or roof joists.
2.21	
2.22	USE AND OCCUPANCY PERMIT: A permit issued by the Board, following a recom- mendation from the Planning Commission, to a person or persons natural or statutory as evidence that the permittee has complied or is complying with this zoning ordinance so long as he or they adhere to the conditions set forth in such permit.
2.24	VARIANCE: A modification of the regulations of this ordinance when authorized by the Board upon recommendation of the Planning Commission after finding that the literal application of the provisions of this ordinance would cause undue and unnecessary hardship in view of certain facts and conditions applying to a specific parcel of property. "W"
2.25 2.26	"Y" YARD: An open, unoccupied space, unobstructed from the ground to the sky, except where specifically provided by this Resolution, on the lot on which
	a building is situated. YARD, FRONT: Setback or required open space extending across the full width of the front of the lot between street line and main structure, and measured between the street line of the lot and either;
	<ul> <li>(a) The nearest line of the main building; or</li> <li>(b) The nearest line of any enclosed or covered porch or accesory building, whichever is the lesser distance.</li> <li>(c) On corner lots the front yard shall be measured from the street line abutting the narrowest dimension of</li> </ul>
	the lot. 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 of the lot and extending from the front yard to the rear yard. "Z"
SECTION 3.01	public health, safety, morals and general welfare, the following use classifications are established:
	ZONE DISTRICT ABBREVIATED DESIGNATOR Residential Family District

Residential Single Family District Residential Single Family District

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	ZONE DISTRICT ABBREVIATED DESIGNATOR
	Residential Single Family District R-8.4
	Residential Single Family District R-9.6
	Residential Single Family District R-12
	Residential Single Family District R-15 Residential Two-Family District (Duplex) R-2A
	Residential Multiple Family District R-2
	Residential Multiple Family District R-3
	Residential Trailer Park District R-4
	Suburban Single Family District 5-1 Agriculture Single Family District A-1
	Business Parking District B-P
	Business Neighborhood District B-N
	Business District B-1
	Business Amusement District B-2 Commercial District C-1
	Manufacturing District M-1
	Industrial Park District C-N
	Commercial Office District C-0
	Parke and Playgrounds District P Forestry-Recreation District ' F-R
	Forestry-Recreation District 'F-R Watershed District W
	Airports LF
3.02	R-A (Residential Area). Land not classified according to the afore-
	mentioned land use classification and not adopted as such on the
	official district maps as set forth in Section 3.03 herein, are here- by designated as Protected Area and shall be classified Residential
	Area (R-A). Uses permitted in R-A shall include R-6 through R-15 and
	S-1 (Suburban Single-Family District) and A-1 (Agricultural Single-
	Family District), and shall be subject to the regulations thereof which
3,03	are permissable in such areas. The location and boundaries of the various land use districts as here-
•.••	after determined except lands classified under Section 3.02, shall be
	shown and delineated on district maps covering portions of the County,
	each of which said maps shall, upon its final adoption be a part of
	this resolution either by adoption as a part hereof or by amendment hereto.
3.04	Each district map showing the classification and boundaries, after its
-	final adoption as required by law, shall become a part of this resolu-
	tion and said map and all notations, and other information shown there-
	on shall thereafter be as much a part of this resolution as if all the matters and information set forth on said map were fully described
	herein.
	A district map may, for convenience, be divided into parts and each
	such part may, for purposes of identification, be subdivided into
	units. Such parts may be separately and successively adopted by means of an amendment to this cordinance and, as adopted, such district map,
	or its parts, shall become a part of this resolution.
	Changes in the boundaries of a district or zone shall be made by resolu-
	tion adopting an amended district map, or part of said district map, or
	unit of a part of said district map. When uncertainty exists as to the boundaries of any land use districts
	shown on said 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 con-
	<ul> <li>strued to be such boundaries.</li> <li>(b) In unsubdivided property and where a district boundary divides</li> </ul>
	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 district map.
	- (c) Where property abuts a lake, river or body of water, the land use classification extends to the inner harbor line and in the
	areas where no harbor line has been defined, to a line which
	the Army Engineers would define as a line of navigability.
	(d) In case any uncertainty exists, the Planning Commission shall
	recommend and the Board shall determine the location of boundaries. (e) 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.
	The boundaries of such land use districts as are shown upon any district
	map adopted by this Resolution or amendments thereto, are hereby adopted any approved and the regulations of this Resolution 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
	herein set forth are hereby established and declared to be in effect upon
	all land included within the boundaries of each and every use district shown upon each district map.
	EXCEPT AS HEREINAFTER PROVIDED:
	(a) No building or structure shall be erected and no existing build-
	ing or structure shall be moved, altered, added to or enlarged,
	nor shall any land, building, structure or premises be used for any purpose or in any manner other than a use listed in this
	Resolution or amendments thereto as permitted in the land use
	district in which such land, building, structure or premises is
	located. (b) No building or structure shall be erected nor shall any exist-
	(b) No outlding or structure shall be elected nor shall any exist- ing building or structure be moved, reconstructed or structurally
	altered to exceed in height the limit established by this Resolu-

altered to exceed in height the limit established by this Resolution or amendments thereto for the land use district in which such building or structure is located.

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THE & BURNAL BAATI		
		(a) (a) (a) (a) (b) (b) (b) (b) (b) (b) (b) (b) (b) (b
		uilding or structure shall be erected, nor shall any building tructure be moved, altered, enlarged or rebuilt, nor shall any
		spaces surrounding any building or structure be encroached
	Upor	or reduced in any manner, except in conformity with the build-
5		site requirements and the area and yard regulations established
		his Resolution or amendments thereto for the land use district
		hich such building or structure is located.
•	(d) No 3	ard or other open spaces provided about any building or structure
	for	the purpose of complying with the regulations of this Resolution
		mendments thereto shall be considered as providing a yard or
*	oper	space for any other building or structure.
		tached garage may be erected within the rear yard setback.
		TIAL SINGLE FAMILY DISTRICT.
4.01	USES PERMIT	Te-family dwelling unit.
•		ting cemeteries.
		ting railroad rights-of-way, including passenger shelter stations,
		not including switching, storage, freight yards or sidings.
	4. Priv	ate conservatories and structures for plants and flowers.
	5. Elec	trically powered fixed mechanical equipment for private utilities
		building site.
		Street parking space and private garages, as provided in Section
		General Provisions.
		ers not to exceed two (2).
		estional area - Private
		ssory buildings and uses which are incidental to that of the
4.02		building. TED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:
7,04	1. Publ	ic schools and private schools for academic instructions:
		Must be located twenty-five (25) feet or more from any other
		lot in an "R" zone with a minimum building line setback of
		forty-five (45) feet from any public right-of-way.
1.00 × 100 ×	· (•b)	Off-Street Parking shall be established and maintained at a
		minimum ratio of one (1) parking space for each elementary
		classroom and for high schools at a ratio of one (1) parking
•	-	space per classroom plus one (1) parking space per ten (10)
	(-)	students. Not more than thirty-five (35) percent coverage of the site
	(LC)	area with structures.
. –	- (d)	A minimum area of one-fourth (1/4) of an acre must be provided
	(4)	as an area abutting or adjacent and in one (1) usable unit
	•	devoted exclusively to playfield purposes.
		nurseries and pre-school uses:
•	(2)	Must be located twenty (20) feet or more from any other lot
		in an "R" zone.
· •	· (b)	Off-Street Parking shall be established and maintained at a
		minimum ratio of one (1) parking space for each classroom
•		with a minimum of two (2) parking spaces. One (1) unlighted sign and no larger in area than two (2)
· · · ·	_(c)	square feet identifying the premises on which located or the
• •		occupant of the premises and subject to the setback limitations
		applicable to other structures on the lot.
•	(b)	Not more than thirty-five (35) percent coverage of the site
	· · · · · ·	area with structures.
		Must meet conditions prescribed by state law.
		rches;
	(a)	Must be located twenty (20) feet or more from any other lot
	1 /11	in an "R" ZODE.
	(a)	Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) seats
· ·	•	in the chapel or nave.
	(n)	Not more than thirty-five (35) percent coverage of the site
	(0)	area with structures.
a	4. Com	munity Clubs:
		Must be located twenty (20) feet or more from any other lot
		in an "R" zone:
	. (b)	Off-Street Parking shall be established and maintained at a -
		minimum ratio of one (1) parking space for each seventy-five
		'(75) squara feet of gross floor area. Not more than thirty-five (35) percent coverage of the site
•	. (c)	Not more than thirty-live (35) percent coverage of the site with structures.
	5. Cem	eteries, including mausoleums and crematoriums:
	(a)	Must be located where such use will not obstruct normal
		growth of adjacent neighborhoods.
	(b)	Must meet drainage and health standards of King County.
	. (c)	Must comply with the King County Building Code.
	(d)	Off-Street Parking shall be established and maintained at a
•		minimum ratio of one (1) parking space for each five (5)
		seats in the chapel or nave.
	(e	) Must be shielded from abutting properties and highways by a sight obscuring protective strip of trees or shrubs.
	£ 51	sight obscuring protective strip of trees or surdus. blic utility and governmental buildings or structures includ-
	6. Pu	g art galleries, libraries and museums;
	10	) Must be located twenty (20) feet or more from any other lot
. •		in an "R" zone.
	(ъ	) Off-Street Parking shall be established and maintained at a
		minimum ratio of one (1) parking space for each two-hundred
		(200) square feet of gross floor area.

(20) square feet of gross floor area.
 (c) Not more than thirty-five (35) percent coverage of the site area.with structures.

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-----7. Structures for use of licensed practitioners (Physicians, dentists, etc., out-patients only). (a) Must be located twenty (20) feet or more from any other lot in an "R" zone. (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each two-hundred (200) square feet of gross floor area.
(c) Not more than thirty-five (35) percent coverage of the site area with structures. Structure to be consistent with the character of the surround-(d) ing area. (e) Only one (1) sign no larger in area than seventy-two (72) inches bearing only the name and occupation and located within the setback limitations applicable to other structures on the SQ. lot. 8. Rest Homes: (a) Must meet conditions prescribed by state law. (b) One (1) unlighted sign no larger in area than two (2) square feet identifying the premises on which located, or the ocfeet identifying the premises on which located, or the occupant of the premises and subject to the setback limitations applicable to other structures on the same lot.
(c) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds with a minimum number of four (4) spaces.
(d) Not more than thirty-five (35) percent coverage of the site area with structures. area with structures. (e) Must meet drainage and health standards of King County. 9. Home Occupations: (a) No electric unit of more than one (1) horsepower shall be used. used. (b) No merchandise, equipment or other articles shall be dis-played or advertised. (c) No more than two (2) persons may be employed as assistants. (d) Only one (1) unlighted sign no larger in area than two (2) square feet and located within the setback limitations ap-licable to other structures on the lot. (e) No illuminated meon or other electrical advertising devise shall be used. · ..... Temporary real estate tract office to be removed upon expiration of permit unless used in compliance with the use district wherein 10. located, Recreational Area - Non-Commercial: (a) Must be located near the members or community it serves. A central location with good access to the arterial system is 11. Recreational Area desirable. (b) Must meet requirements as set forth by the local health authorities. (c) Off-Street Parking must be provided at the ratio of one (c) Off-Street Parking must be provided at the ratio of one space for each five members.
(d) Adequate screening must be provided where the area abuts any other lot in an R zone.
(e) Flood lighting should be shielded to reduce glare which would be annoying to neighbors or passing traffic.
(f) Must be located on an adequate tract of usable land with buildings and active play area located 25 feet or more from any other lot in an R zone.
(g) Other requirements may be imposed at the discretion of the (g) Other requirements may be imposed at the discretion of the Board. board.
commercial nursery or greenhouses, kennels, farms for small
animals, poultry farms, riding academies, private stables, pastures and similar uses provided:
(a) The use existed as a legal use prior to its present classification or wishes to locate in an area which is characterized by cimilar uses 12. by similar uses. b) No retail sales or expansion of existing retail sales area shall be permitted on the premises.
(c) Building site areas, yard requirements and requirements as to accessory buildings and runs shall be the same as required in Section 13, SUBURBAN RESIDENTIAL DISTRICT.
(d) Other requirements may be imposed at the discretion of the Roard Board. 4.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet. BUILDING SITE AREA REQUIREMENTS: 4.04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be not less than six-thousand (6,000) square feet; lot width shall be not less than sixty (60) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be six-thousand (6,000) square feet. YARD REQUIREMENTS: Each lot shall have front, side and rear yards not less than the depth 4.05 or widths following: Front yard depth: twenty (20) feet or more, ten (10) feet or more five (5) feet or more Side yard abutting a street: Side yard abutting interior lot line: Rear yard depth: twenty-five (25) feet ormore One (1) side yard setback requirement shall be increased to twenty (20)

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N. 1	feet for any residential structure that does not make provision for a
•	garage or carport.
SECTION 5.	R-7.2 RESIDENTIAL SINGLE FAMILY DISTRICT.
5.01	USES PERMITTED:
	Any R-6 (4.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such use, shall
	comply with the building site area requirements of this use district.
5,02	USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY
	PERMIT:
	Any R-6 (4.02) District use is permitted provided that the lot or
• •	purcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district.
5.03	BUILDING HEIGHT LIMIT:
	Except as provided in Section 27 (General Provisions), no building
5 04	shall be erected to a height in excess of thirty-five (35) feet.
5.04	BUILDING SITE AREA REQUIREMENTS:
	The lot area shall be not less than seventy-two hundred (7,200) square feet; lot width shall be not less than sixty (60) feet, front-
•	ing on a public street or highway or at the building line, and lot
	depth shall be not less than eighty (80) feet. The minimum lot area
	required for each single-family dwelling unit shall be seventy-two
5.05	hundred (7,200) square feet. YARD REQUIREMENTS:
	Each lot shall have front, side and rear yards not less than the
•	depth or widths following:
•	Front yard depth: Twenty (20) feet or more
	Side yard abutting a street: Ten (10) feet or more
	Side yard abutting interior lot line: Five (5) feet or more Rear yard depth: Twenty-Five (25) feet or
	(1070
·	One (1) side yard setback requirement shall be increased to twenty (20)
_	leet for any residential structure that does not make provision for a
SECTION C	garage or carport.
5ECTION 6. 6.01	R-8.4 RESIDENTIAL SINGLE FAMILY DISTRICT. USES PERMITTED:
	Any R-6 (4.01) and R-7.2 (5.01) District use is permitted provided
•··	that the lot or parcel of land, any portion of which is devoted to
· · · · · ·	such uses, shall comply with the building site area requirements of
6.02	this use district.
0.02	USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:
	Any R-6 (4,02) and R-7.2 (5.02) District use is permitted provided
	that the lot or parcel of land, any portion of which is devoted to
	such uses, shall comply with the building site area requirements of
6.03	this use district. BUILDING HEIGHT LIMIT:
0.00	Except as provided in Section 27 (General Provisions), no building
	shall be erected to a height in excess of thirty-five (35) feet.
6.04	BUILDING SITE AREA REQUIREMENTS:
•	The lot area shall be not less than eight-thousand four-hundred
	(8,400) square feet; lot width shall be not less than sixty (60) feet fronting on a public street or highway or at the building line;
	and lot depth shall be not less than eighty (80) feet. The minimum
	lot area required for each single-family dwelling unit shall be eight
6 05	thousand four hundred (8,400) square feet.
6.05	YARD REQUIREMENTS: Each lot shall have front, side and rear yards not less than the
• '	depth or widths following:
	Front yard depth: Twenty (20) feet or more
• .	Side yard abutting a street: Ten (10) feet or more
	Side yard abutting interior lot line: Five (5) feet or more Rear yard depth; Twenty-five (25) feet or
	more
	One (1) side yard setback requirement shall be increased to twenty (20)
	feet for any residential structure that does not make provision for a
SECTION 7.	garage or carport. R-9.6 RESIDENTIAL SINGLE FAMILY DISTRICT.
7.01	USES PERMITTED:
1	1. Any R-6 (4.01), R-7.2 (5.01) or R-8.4 (6.01) District use is
	permitted provided that the lot or parcel of land, any portion
1. A A A A A A A A A A A A A A A A A A A	of which is devoted to such uses, shall comply with the building site area requirements of this use district.
•	2. One accessory building for the housing of domestic animals and
	fowl, having a floor area not to exceed thirty-six (36) square
	feet for each building site and located not less than sixty-five
-	(65) feet from any place of habitation other than the owners and provided further that the roaming area shall be fenced and located
• •	not less than thirty-five (35) feet from any adjacent place of
· · ·	human habitation.
7.02	USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY
	PERMIT: Any R-6 (4.02), R-7.2 (5.02) or R-8.4 (6.02) District use is permitted
	provided that the lot or parcel of land, any portion of which is
	devoted to such uses, shall comply with the building site area require-
7 00	ments of this use district.
7.03	BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building
-	shall be erected to a height in excess of thirty-five (35) feet.
7.04	BUILDING SITE AREA REQUIREMENTS:
• •	The lot area shall be not less than ninety-six hundred (9,600) source
	feet; lot width shall be not less than seventy-five (75) feet, fronting

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on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be ninety-six hundred (9,600) square feet. 7.05 YARD REQUIREMENTS: Each lot shall have front, side and rear yards not less than the depth or widths following: Front yard depth: Front yard depth: Twenty (20) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting interior lot line: Five (3) feet or more ٠ Rear yard depth: Twenty-five (25) feet or моге One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport. R-12 RESIDENTIAL SINGLE FAMILY DISTRICT. SECTION 8. 8.01 USES PERMITTED: Any R-6 (4.01), R-7.2 (5.01), R-8.4 (6.01), R-9.6 (7.01) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district 8,02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT: Any R-6 (4.02), R-7.2 (5.02), R-8.4 (6.02), R-9.6 (7.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district. 8.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet. 8\_04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be not less than twelve thousand (12,000) square feet; lot width shall be not less than seventy-five (75) feet; fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be twelve thousand (12,000) square feet. 8.05 YARD REQUIREMENTS: Each lot shall have front, side and rear yards not less than the depth or widths following: Front yard-depth: Twenty (20) feet or more Ten (10) feet or more Five (5) feet or more Side yard abutting a street: Side yard abutting interior lot line: Rear yard depth: . ' Twenty-five (25) feet or шоге One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport. SECTION 9, R-15 RESIDENTIAL SINGLE FAMILY DISTRICT: 9.01 USES PERMITTED: District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district. 2 Guest house (one). 9.02 USE PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT Any R-6 (4.02), R-7.2 (5.02), R-8.4 (6.02), R-9.6 (7.02) or R-12 (8.02) District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall comply with the building site area requirements of this use district. 9.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet. 9.04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be not less than fifteen thousand (15,000) square feet; Interior for the shall be not less than interest through (10,000) square leet, lot width shall be not less than ninety (90) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be fifteen thousand (15,000) square feet. 9.05 YARD REQUIREMENTS: Each lot shall have front, side and rear yards not less than the depth or widths following: Side yard abutting a street: Twenty (20) feet or more Ten (10) feet or more Side yard abutting interior lot line: Five (5) feet or more Rear yard depth: Twenty-five (25) feet or • \* <u>•</u>10 more One (1) side yard setback requirement shall be increased to twenty (20) feet for any residential structure that does not make provision for a garage or carport. SECTION 10.R-2A RESIDENTIAL TWO-FAMILY DISTRICT USES PERMITTED: 10.01 I. Any use permitted in R-7.2 through R-15 Residential Single Family District. 2. Two Family dwellings (Duplexes). Swimming pools, tennis courts, athletic or recreational clubhouses or other similar uses when incidental to the principal use of the property and used solely by the owner, tennants and their guests.

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10.02	PERMIT: PERMINENT AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY
10.03	BUILDING HEIGHT LINT.
10.04	Except as provided in Section 27 (General Provisions), no building shall be erected to a beight in proper of the
10.04	BUILDING SITE AREA REQUIREMENTS:
•	public street or highway on at the start (00) leet, fronting on a
10.05	be not less than eighty (80) feet. The minimum lot area required for each duplex shall be seventy-two hundred (7,200) square feet. YARD REQUIREMENTS:
	Each lot shall have front, side and rear yards not less than the depth or widths following:
	Front yard depth: Twenty (20) feet or more
	Side yard abutting interior lot line: Five (5) feet or more Rear yard depth: Twenty-five (25) feet or
	One (1) side yard setback requirement shall be increased to twenty (20) garage or carport.
SECTION 11 11.01	.R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
11.01	
	<ol> <li>Any use permitted in R-6 through R-15 and R-2A Districts.</li> <li>Clubs and fraternal societies whose chief activity is not a service customarily carried on ac a busic heritage.</li> </ol>
	(a) Off-Street Parking shall be activities:
	(75) square feet of grant space for each seventy-five
	(b) Not more than thirty-five (35) percent coverage of the site area with structures.
	(c) One (1) unlighted sign no larger the
	- Cupant of the premises on still which located, or the oc-
· ····	J. Flats and anartments.
•	(a) Off-Street Parking shall be establish
	Contained therein contains space for each family unit
	<ul> <li>(b) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.</li> </ul>
	4. Fraternity and sorority houses beauty
	(a) Off-Street Parking shall be setablish
	occupants.
•	(b) One (1) unlighted sign no larger in area than two (2) square feet identifying the premises on which located, or the oc- cupant of the premises, and subject to the state of the premises.
	applicable to other structure subject to the setback limitations
	<ul> <li>a) Off-Street Parking shall be contributed in the formation of the state of the sta</li></ul>
	minimum ratio of one (1) parking space for each three (3) rooms plus the required parking space for each three (3)
	tained therein
	<ul> <li>(b) Business uses must be conducted and entered entirely from within the building.</li> <li>(c) Not more than the part of the second second</li></ul>
	(c) Not more than thirty-five (35) percent coverage of the site area with structures.
	(d) One (1) sign identifying the hotel usage of the premises on which located shall be permitted upon issuance of a building permit.
	6. Hospitals, sanitariums, institution a
	(a) Must be located twenty (20) feet on more a
	(b) Off-Street Parking shall be entably in
	regular beds (5) results space for each five (5)
	(c) Not more than thirty-five (35) percent coverage of the site area with structures
	(d) One (1) unlighted sign no lower i
	cupant of the premises on which located, and subject to all
11.02 US	setback limitations applicable to other structures on the lot. ES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY
FL	1. Institutions devoted in whole on the sector
	(a) Establish and maintain convicts of maditual alcoholism:
	(b) Structures must be located on hurry or being molested.
	(c) Off-Street Parking shall have a zone.
	minimum ratio of one (1) parking space for each five (5) regular beds.

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a money maring death and	2- Annual and a second s
	(d) Not more than thirty-five (35) percent coverage of the site
.*	with structures.
•	(e) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located, or the oc-
•	cupant of the premises on which located, and subject to the
	setback lightations applicable to other structures on the
	lot.
11,03	BUILDING HEIGHT LIMIT:
	Except as provided in Section 27 (General Provisions), no building
•	shall be erected to a height in excess of thirty-five (35)feet unless otherwise approved by the Planning Commission.
11.04	BUILDING SITE AREA REQUIREMENTS:
•	The minimum area of any lot shall be six-thousand (6,000) square
	feet with minimum width fronting on a public right-of-way or at the
	building line of sixty (60) feet, and a minimum lot depth of eighty
	(80) feet; except that apartments, dwelling groups or multiple-family dwellings shall have an additional one-thousand (1,000) square feet
	of site area for each family or housekeeping unit in excess of one
	(1).
11.05	YARD REQUIREMENTS:
	Each lot shall have front, side and rear yards not less than the
•	depth or widths following: Front yard depth: Twenty (20) feet or more
	Side yard abutting a street: Ten (10) feet or more
	Side yard abutting interior lot lines: Five (5) feet or more
	Rear yard depth: Twenty-five (25) feet or
	more
12,01	R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT.
12.01	USES PERMITTED: <u>1. Any use permitted in R-6 through R-15, R-2A and R-2 Districts</u> .
	2. Motels and motor courts.
N N	(a) Off-Street parking shall be established and maintained at a
	minimum ratio of one (1) parking space for each sleeping
<b>.</b>	unit.
	(b) One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon is-
•	suance of a building permit.
	? (c) Coffee Shops when operated entirely from within the building
•• • • •	as an incidental use to the principal use of the property
	and used solely by the owner, tenants and their guests. No
12.02	sign fdvertising such coffee shop will be allowed. USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY
10,00	PERMIT.
	1. Mobile home parks or trailer parks.
	(a) The property so used shall be readily accessible to major
	streets or arterials.
	(b) Plot plan and area must be approved by Planning Commission.
	(c) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each trailer
	tow car.
	(d) One (1) sign identifying the premises on which located, or
	the occupant of the premises, shall be permitted upon issu-
	ance of a building permit.
	(e) Screening shall be established and maintained on the external
	boundaries where the property abuts or faces single-family residential (R) zoned property except that it may not be
	located in any required yard setback which abuts a right-of-
	way. A bond in a reasonable amount may be required by the
	Board of County Commissioners to insure the establishment
	of such screening.
	(f) Trailer cabanas and usage of the property shall be in compli-
	ance with all pertinent State and County Health regulations in effect.
	BUILDING HEIGHT LIMIT:
	Except as provided in Section 27 (General Provisions), no building
	shall be erected to a beight in excess of thirty-five (35) feet.
	BUILDING SITE AREA REQUIREMENTS:
	The minimum area of any lot shall be six-thousand (6,000) square
	feet with a minimum width fronting on a public right-of-way or at the building line of sixty (60) feet, and a minimum lot depth of
	eighty (80) feet; that any use must meet the requirements of the
	zone in which previously allowed and motels and trailer parks shall
	have an additional one-thousand (1,000) square feet of site area for
	each family or housekeeping unit in excess of one (1).
	YARD REQUIREMENTS:
	Each lot shall have front, side and rear yards not less than the
	depth or widths following: Front yard depth: Twenty (20) feet or more
	Side yard abutting a street: , Ten (10) feet or more
	Side yard abutting interior lot line: Five (5) feet or more
	Rear yard depth: Twenty-five (25) feet or
	more
	Motor courts, when built with all their outside entrances from the

Motor courts, when built with all their outside entrances from the front of the building only and opening into a court, may reduce the rear yard depth to not less than ten (10) feet. Motor courts over one (1) story high shall increase their side yard setback to ten (10) feet and their rear yard setback to twenty (20) feet. The rear yard setback for trailer park usage may be reduced to ten (10) feet when property screened as heretofore provided.

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	KING COUNTY, WASHINGTON August 12, 1958 Cont'd
	THEY & RUMAN, MATTLE \$44571 (CT)
ł	SECTION A-12 R-4 RESIDENTIAL TRAILER PARK DISTRICT A-12_01 USES_PERMITTED:
٢	<ol> <li>Trailer parks with accessory buildings and individual ownership of lots when:</li> </ol>
	(a)A tract of land comprising a minimum area of five (5) acres thereof is approved by the Board upon recommendation of the Dispring Completion
	(b) The entire area has one centralized corner discussion
	(c) The public and private road system is attacted to be the
	County Engineer as meeting the following standards: 1. The public road system is approved by the County Engineer.
	<ol> <li>Private roads shall be constructed on reasonable grade and surfaced to a minimum width of twenty (20) feet with four (4) inches of crushed gravel.</li> </ol>
	(d) Parks, Playground or other recreational areas ahall be set aside within the plat for the exclusive use of persons owning
	lots in the tract and be indicated thereon in such ratio that there will be a total area of six-thousand (6,000) square feet per trailer lot.
	( $\theta$ ) A corporation shall be formed to provide for the continue
	maintenance and operation of the centralized sewage disposal system, the private road system, recreational areas and any other private facilities not maintained or operated by a
	The presence of a house trailer upon the lot to a constitute in the
	main structure and any other structure boing the
	square feet in floor area and shall be used for utility and fifty (450)
	<ul> <li>A-12.02 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions) no building shall be erected to a height in except of thisty for (Section 2)</li> </ul>
	A-12.03 BUILDING SITE AREA REQUIREMENTS
	The minimum area of any lot shall be three thousand $(3,000)$ square feet with a minimum width of fifty (50) feet at the building line and a minimum lot doubt of sinth (2001)
	minimum lot depth of sixty (60) feet. The minimum lot area for each single-family trailer unit shall be three thousand (3,000) square feet. A-12.04 YARD REQUIREMENTS:
	Each lot shall have front, side and rear yards not less than the following:
	Any yard depth from public right-of-way Twenty (20) feet or more. • Front yard depth on private
	right-of-way Eight (8) feet or more.
	lot line Five (5) feet or more.
	13.01 USES PERMITTED:
	1. Any R-5 through R-15 Residential Single Family District use is permitted provided that the lot or parcel of land, any portion of which is devoted to such uses, shall be not less than the build- ing site area requirements of the
	2. Part-time agriculture, horticulture truck conductor and
	other marginal uses as are ordinarily appurtenant thereto. 3. Kennels, small animal farms, animal hospitals or clinics, poultry and squab farms and similar type of uses provided accessory buildings and similar type of uses provided accessory
	buildings and animal runs are not maintained closer than one- hundred (100) feet to any dwelling other than dwellings on the lot or tract.
	4. Commercial horticultural nurseries. 5. Riding academies, private stables and pastures:
	<ul> <li>(a) The drainage, water and sanitary plans be approved by the Health Department and maintained in accordance with such approval.</li> </ul>
	(b) Any stable or structure in which livestock is fed or housed shall be erected not closer then are humber (rect)
	tract.
	(c) Pasture, including corral, grazing and roaming areas, to be fenced and located not closer than five (5) feet to the property line of the lot or tract unless a six (6)
	vided further that any such fence, encloses said area and pro- vided further that any such fence is not closer than thirty-five (35) feet to any dwelling erected on sbutting
	(d) The number of animals, excluding suchtang
	(2,000) square feet contained in the ferced encoursed
	6. One (1) unlighted sign of a size company mathematical for the size of such lot or tract.
	cupant of the premises, shall be permitted upon issuance of a building permit
	13.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:
	I. Golf, polo, swimming, tennis, yacht and country clubs.

<ul> <li>(a) Anot be located where such use will not obstruct the normal</li></ul>		KING COUNTY, WASHINGTON August 12, 1958 Cont'd
<ul> <li>(b) EVENE WILL DEPOSITION (b) EVENE process for software in the structures. A sindners return of one (1) parking process for software it in the iteration of the iteratited iteratiteratiter iteration of the iteration of the iteratio</li></ul>	NER & MURRAS, MATTLE 84471	
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<ul> <li>(a) Appurtment structures shall be used only as approved and stated and must maintain a minum setback of fifty (50) feet from any public right-of-way.</li> <li>(b) Appurtment structures shall be consistent with the character of the surrounding area and shall be oriented (primarily) to the interior of the property.</li> <li>(c) Per Steet Parking shall be ostablished and maintained as provide the property.</li> <li>(d) The driving school or (1) parking space and access per seventy-five (75) and to not (1) parking space and access per seventy-five (75) and to not (1) parking space and access per seventy-five (75) and to insure compatibility with maintained as a functures.</li> <li>(d) The driving school area shall contain trees, shrubs and planting of a nature to insure compatibility with maintain as a structures.</li> <li>(d) The driving school area shall contain trees, shrubs and planting of a nature to insure compatibility with maintain a seven and shall be occupied by structures.</li> <li>(e) Not more than thirty-five (35) porcent of any site area shall be occupied by structures.</li> <li>(f) One (1) sign stating the name and service provided may be allowed provided its located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions herein stuced shall be filed with the Planning Commative distribution of any end of plot plan.</li> <li>(f) A more ornwenience of percent provisions), no building shall be or convenience of percent provisions, no building shall be not less than one-hundred thirty-five (35) feet.</li> <li>13.03 BUILDING HEIGHT LIMIT: The structure.</li> <li>13.04 BUILDING SITE AFRA REQUIREMENTS: The lot area shall be not less than one-hundred thirty-five (35) feet.</li> <li>13.05 HAR ARQUIREMENTS: The structure.</li> <li>13.06 Information a public street or highway or at the building line; and lot depth shall be not less than one-hundred thirty-five (35) feet or more Side yard abutting a street: The street or more side yard abutting interior lot l</li></ul>		or a building permit.
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<ul> <li>(b) Apperformant Structures shall be consistent with the character the heurenoiding area and shall be oriented (primarily) to the heurenoiding area and shall be oriented (primarily).</li> <li>(c) Off-Street Parking pace and access per seventy-five (75) square feet of gross floor area of apportenant structures.</li> <li>(d) The driving school area shall contain trees, shrubs and planting of a nature to insure compatibility with surrounding use and shall include feecing or other such safety measures as a structures.</li> <li>(d) The driving school area shall contain trees, shrubs and planting of a nature to insure compatibility with surrounding use and shall include feecing or other such safety measures as a stre deemed necessary to protect the driving course from incursion by other than students of the school.</li> <li>(e) Not more than thirty-five (35) percent of any site area shall be occupied by structures.</li> <li>(f) One (1) sign stating the game and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the promissions herein stated shall be filed with the Planning Commissions herein stated shall be filed with the Planting Commissions herein stated shall be filed with the planting commission drivention.</li> <li>13.03 BUILDING HEIGHT LIMIT: Exception of any rock or tree.</li> <li>13.04 BUILDING SITE AREA REQUIPENENTS:</li> <li>The lot area shall be not less than one-hundred thirty-five (35) feet. BUILDING SITE AREA REQUIPENENTS:</li> <li>The lot state shall be not less than one-hundred thirty-five (35) feet or more slide yard builting interior lot lines; Five (3) feet or more slide yard builting interior lot lines; Five (3) feet or more slide yard builting interior lot lines; Five (3) feet or more slide yard builting interior lot lines; Five (3) feet or more slide yard builting interior lot lines; Five (3) feet or more slide yard builting interior lot lines; Five (3) fe</li></ul>		Stated and must maintain a minimum setback of fift (50)
<ul> <li>the surrounding area and shall be oriented (primarily) to the interior of the property.</li> <li>(c) Off-Street Parking shall be established and maintained as per plot plan at one (1) parking space and access per seventy-five (7) square feet of gross floor area of appurtenant (1) thu dryres.</li> <li>(d) Thu dryres.</li> <li>(d) Thu dryres.</li> <li>(e) Not more than space or compatibility with surrounding use and shall include insure compatibility with surrounding use and shall include insure compatibility with surrounding use and shall include than compatibility with surrounding use and shall include it is construction of any site area shall be coccupied by structures.</li> <li>(f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliants Structure.</li> <li>(g) A plot and building plan showing compliants Structure.</li> <li>(g) A plot and building plan showing compliants with the sproved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, weifare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING BIGHT LIMAT:</li> <li>EXCEPT AS provided in Section 27 (General Provisions), no building shall be rocted to a hight in excess of phirty-five (35) feet.</li> <li>13.04 BUILDING SITE ARKA REQUIRENTS:</li> <li>The lot area shall be not less than one-hundred thirty-five (135) feet; fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The mininum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 MULLING SITE ARKA REQUIRENTS:</li> <li>Mach lot shall be not less than eighty (80) feet or more Side yard abuilting a street; req (10) feet or more Side yard abuilting a street; req (10) feet or more Side yar</li></ul>		reet from any public right_of_way
<ul> <li>(c) Our interior of the property.</li> <li>(c) Our prevants of the property.</li> <li>(c) Our prevants of the stabilished and maintained as per prevants of the (75) plan at one (1) parking space and access per seventy-structures.</li> <li>(d) The driving school area shall contain trees, shrubs and planting of a mature to insure compatibility with surrounding use and shall include fencing or other much surrounding use and shall include fencing or other much surrounding use and shall include fencing or other much surrounding use and shall include fencing or other much surrounding use and shall include fencing or other much surrounding use and shall include fencing or other much surrounding use and shall include fencing or other much surrounding use and shall include fencing or other much surround in the coupled by structures.</li> <li>(f) One (1) sign stating the pame and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provided it building perit application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the hiphway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING ENEMARY of a building the score of hirty-five (135) feet.</li> <li>13.04 BUILDING SITTEd for the street than thirty-five thousand (35,000) sq., feet; fronting on a public street than ingular you at the building line; and its following:</li> <li>13.05 Front yield for score in the sign of a street for more side yred opth: Then (10) feet or more side yred opth: The (10) feet or more side yred depth: The (10) feet or more side yred depth: Then (10) feet or more side yred depth: The (10) feet or more side yred depth: The or (20) feet or more side yred aputting a street; Ten (10) feet or more side yred aputting a street; Ten (10) feet or more side yred depth: Then (10) feet or m</li></ul>		of the surrounding area and shall be oriented (primarily) to
<ul> <li>per plot plan at one (1) parking space and access per seventy-five (75) square feet of gross floor area of appurtemant structures.</li> <li>(d) The driving school area shall contain trees, shrubs and planting of a nature to insure compatibility with surrounding use and shall include fencing or other such safety measures as are deemed necessary to protect the driving course from incursion by other than students of the school.</li> <li>(e) Not more than thirty-five (35) percent of any site area shall be coupled by structures.</li> <li>(f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions here in stated shall be filed with the Planning Commission and the Building permit application shall comply within the suproved plot plan.</li> <li>4. Warning of directional signs intended exclusively for the safety, weifare of directional signs intended exclusively for the safety, weifare of direction 27 (General Provisions), no building shall be filed by the other states shall be filed with the planting commission of persons using the highway but not painted upon arranexed to any rock or tree.</li> <li>13.04 BUILDING HEIGHT LIMUT: The school of the school (35,000) sq., feet, fronting on a puist lies than the school rock or the shall be highway but not feet, fronting on a puist lies than the sign (20) feet. The sinfam to the school shall be highway but not feet, fronting on a soft sing state ingly (80) feet. The sinfam the building line: and is diverse fort.</li> <li>13.05 MAR MENUTRENENTS: Thenty five thousand (35,000) sq., feet, fronting on a school sing feat shall be thirty-five (135) feet. The sinfam to be school sing feat shall be thirty-five (136) feet or more side yard abutting interior lot lines; Five (51) feet or more side yard abutting interior lot lines; Five (52) feet or more side yard abutting interior lot lines; Five (52) feet or more sid</li></ul>		the interior of the property
<ul> <li>13.03 Higher level of gross floor area of appurtemant</li> <li>(d) The driving school area shall contain trees, shrubs and plant- ing of a mature to insure compatibility with surrounding use and shall include fencing or other such safety measures as are deemed necessary to protect the driving course from in- cursion by other than students of the school.</li> <li>(e) Not more than thity-five (35) percent of any site area shall be occupied by structures.</li> <li>(f) One (i) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the pro- visions herein stated shall be filed with the Planning Com- mission and the Building permit application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, weifare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING HERGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than thirty-five thousand (35,000) sq., feet; lot width shall be not less than eighty (30) feet. The minimum lot area required for each single family dwelling unit shall be thirty- five thousand (35,000) sq., five thousand (35,</li></ul>		Por Biot Dian at one (1) narking snace and hences now sources
<ul> <li>(d) The driving school area shall contain trees, shrubs and planting of a nature to insure compatibility with surrounding use and shall include fencing or other such safety measures as are deemed necessary to protect the driving course from incursion by other than students of the school.</li> <li>(e) Not more than thirty-five (35) percent of any site area shall be occupied by structures.</li> <li>(f) One (l) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions herein stated shall be filed with the Planning Commission and the Building perait application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, weifare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING SITE ARAR REQUIREMENTS:</li> <li>The lof area Shall be not less than thirty-five (35) feet; its width shall be not less than neghundred thirty-five (35) feet; its width shall be not less than one-hundred thirty-five (35) feet; its width shall be not less than one-hundred thirty-five (35) feet; its width shall be not less than one-hundred thirty-five (35) feet; its width shall be not less than one-hundred thirty-five (35) feet; its width shall be not less than not shall be upon five thousand (35,000) sq., feet; lot width shall be not less than one-hundred thirty-five (35) feet; and lot depth shall be not less than ighty (80) feet. The minimu five thousand (35,000) sq. ware feet.</li> <li>13.05 WARD REQUIREMENTS: Twenty (20) feet or more Side yard abutting interior lot lines; five (5) feet or more Side yard abutting interior lot lines; five (5) feet or more Side yard abutting interior lot lines; five (5) feet or more Side yard abutting interior lot lines; five (5) feet or more Rear yard depth: Twenty-five (25) feet or more Side yard abutting interior lot</li></ul>		The (15) square leet of gross floor area of appurtement
<ul> <li>and Shall include fencing or other such safety measures as are deemed necessary to protect the driving course from incursion by other than students of the school.</li> <li>(e) Not more than thirty-five (35) percent of any site area shall be occupied by structures.</li> <li>(f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions herein stated shall be filed with the Planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.</li> <li>13.04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be mot less than one-hundred thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum five thousand (35,000) square feet.</li> <li>13.05 WARD REQUIREMENTS: Twendy (20) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting the street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting a street: Ten (10)</li></ul>		(d) The driving school area shall contain trees, should and along
<ul> <li>are deemed necessary to protect the driving course from incursion by other than students of the school.</li> <li>(e) Not more than thirty-five (35) percent of any site area shall be occupied by structures.</li> <li>(f) One (l) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions herein stated shall be filed with the Planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.</li> <li>13.04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be not less than one-hundred thirty-five (35) feet, froating on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 MAR EQUIREMENTS: Then lot Simily for the shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 MAR EQUIREMENTS: Then (10) feet or more Side yard abutting a street: Then (10) feet or more Side yard abutting interior lot lines: Five (5) feet or more Side yard abutting a street: Then (10) feet or more side yard depth: The Side yard abutting interior lot lines: Five (23) feet or more side yard abutting a street: Then (10) feet or more side yard abutting a street: Then (10) feet or more side yard abutting a street: Then (10) feet or more side yard abutting a street: Then (10) feet or more side yard abutting a street: Then (10) feet or more side yard abutting a street: Then (10) feet or more side yard abutting a stre</li></ul>		THE UT & DETURG TO INSURG COMPATIBILITY with suprounding und
<ul> <li>(e) Not more than students of the school.</li> <li>(f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions berein stated shall be filed with the Planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>(f) One (1) sign in the provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions berein stated shall be filed with the Planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>(g) A sproved plot plan.</li> <li>(h) Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING HEIGHT LIMIT: Except as provided in excess of thirty-five (35) feet.</li> <li>13.04 BUILDING SITE AREA REQUIREMENTS:</li> <li>The lot area shall be foot less than thirty-five thousand (35,000) sq., feet; lot width shall be not less than one-hundred thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than one-hundred thirty-five (135) feet, fronting on a public street or highway for the shall be thirty-five thousand (36,000) square feet.</li> <li>13.05 MARC 104 Shall have front, side and rear yards not less than the depth or withs following:</li> <li>Front yard abutting a street: Teo (10) feet or more Side yard abutting interior lot lines: Five (5) feet or more Side yard abutting a street: Teo (10) feet or more Side yard abutting a street: Teo (20) feet or more Side yard abutting a street: Teo (20) feet or more Side yard abutting a street: Teo (20) feet or more Side yard abutting a street: Teo (20) feet or more Side yard abutting astreet: Teo (20) feet or more Side yard abutting astreet: Sid</li></ul>		and Suall include lencing or other such safety measures as are deemed necessary to protect the driving course from in
<ul> <li>(f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.         <ul> <li>(g) A plot and building plan showing compliance with the provisions berein stated shall be filed with the planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>(g) A plot and building permit application shall comply with this approved plot plan.</li> <li>(g) A waring or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> </ul> </li> <li>13.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a beight in excess of phirty-five (35) feet.</li> <li>13.04 BUILDING SITE ARRA REQUIREMENTS: The lot area shall be not less than one-hundred thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than one-hundred thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minmum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 YARD REQUIREMENTS: Each I to single family dwelling unit shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 YARD REQUIREMENTS: The (10) feet or more Side yard abutting interior lot lines: Five (5) feet or more Rear yard depth: Twenty-five (23) feet or more Rear yard depth: Twenty-five (25) feet or more Rear yard depth: Twenty-five (25) feet or more Side yard abutting interior lot lines: Five (5) feet or more Rear yard depth: Twenty-five (25) feet or more Side yard abutting interior lot lines: Five (5) feet or more Side yard abutting interior lot lines: Five (5) feet or more Rear yard depth: Twenty-five (25) feet or more Side yard abutti</li></ul>		CUISION DV OTHER than students of the school
<ul> <li>(f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.</li> <li>(g) A plot and building plan showing compliance with the provisions herein stated shall be filed with the planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.</li> <li>13.04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be not less than one-hundred thirty-five (135) feet; lot width shall be not less than one-hundred thirty-five (135) feet; fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 WARD REQUIRENTS: Twenty (20) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting interior lot lines: Five (25) feet or more Rear yard depth: Twenty-five (25) feet or more Rear yard depth: Twenty-five (25) feet or more Side yard abutting interior lot lines: Five (25) feet or more Rear yard depth: Twenty-five (25) feet or more Side yard abutting interior lot lines: Five (25) feet or more Side yard abutting interior lot lines: Five (25) feet or more Side yard abutting interior lot lines: Five (26) feet or more Side yard abutting interior lot lines: Five (26) feet or more Side yard abutting interior lot lines: Five (26) feet or more Side yard abutting interior lot lines: Five (26) feet or more Side yard abutting interior lot lines: Five (26) feet or more Side yard abutting interior lot lines: Five (26) feet or more Side yard abutting interior lot lines: Five (26) feet or m</li></ul>		(e) Not more than thirty-five (35) percent of any site area shall be occupied by structures
<ul> <li>(g) A plot and building plan showing compliance with the provisions berein stated shall be filed with the planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, welfare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a beight in excess of phirty-five (35) feet.</li> <li>13.04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be hot less than one-hundred thirty-five (15) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimu lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 YARD REQUIREMENTS: Twenty (20) feet or more files for the safe for the safe feet. The minimu lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet. The (10) feet or more Side yard abutting a street: Ten (10) feet or more Side yard abutting interior lot lines: Five (5) feet or more Rear yard depth: Twenty-five (25) feet or more Rear yard depth: Twenty-five (25) feet or more Side yard abutting interior lot lines: Five (5) feet or more more.</li> <li>14.01 USES PENMITTED: I Strict REGULATIONS</li> <li>14.01 USES PENMITTED: I Strict recents of this section.</li> <li>2. Agriculture, truck gardening, horticulture, canneries and general farming conducted in conformity with state laws, county ordinances and the regulations of the state and county health departments.</li> <li>3. Dairying, stock, poultry and animal raising (including stine and goats), rabbitries, provided that no feeding pees, milking sheds and other building stock and ye bocated upon the lot or proce of an store set of animal raising including sth</li></ul>		(f) One (1) sign stating the name and service provided may be
<ul> <li>Visions herein stated shall be filed with the Planning Commission and the Building permit application shall comply with this approved plot plan.</li> <li>4. Warning or directional signs intended exclusively for the safety, weifare or convenience of persons using the highway but not painted upon or annexed to any rock or tree.</li> <li>13.03 BUILDING HEIGHT LIMIT: Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet.</li> <li>13.04 BUILDING SITE AREA REQUIREMENTS: The lot area shall be not less than one-hundred thirty-five (135) feet; lot width shall be not less than one-hundred thirty-five (135) feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.</li> <li>13.05 YARD REQUIREMENTS: Tend (35,000) square feet.</li> <li>13.05 YARD REQUIREMENTS: Tend (35,000) square feet.</li> <li>13.05 YARD REQUIREMENTS: Tend (20) feet or more Side yard abutting interior lot lines: Five (5) feet or more Rear yard depth: Tend (20) feet or more Side yard abutting interior lot lines: Five (5) feet or more Rear yard depth: Tend (25) feet or more More.</li> <li>14.01 USES PERMITTED: 1. App residential or suburban single-family district use is permitited provided that the lot or parcel of land, any portion of which is devoted to such uses, shall be not less than the building site area requirements of this section.</li> <li>2. Agriculture, truck gardening, horticulture, canneries and general farming conducted in conformity with state laws, county ordinances and the regulations of the state and county health departments.</li> <li>3. Dairying, stock, poultry and animal raising (including swine and goats), rabbitries, provided that no feeding pens, milking sheds and other building core tsuch as my be located upon the lot or proco</li></ul>		Allowed provided it is located on the main structure
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Treat		to any dwelling except such as may be located upon the lot or tract.

to any dwelling except such as may be located upon the lot or tract. 4. One (1) unlighted sign of a size commensurate with its intended use identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.

KING COUNTY, WASHINGTON

August 12, 1958 Cont'd

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	5. One stand for the sale of products grown on the premises are
	permitted as an outright accessory use and not more than two $(2)$ signs greater in dimension than two by three $(2 \times 3)$ feet.
14.02	BUILDING HEIGHT LIMIT:
	Except as provided in Section 27 (General Provisions), no building
14.03	shall be erected to a height in excess of thirty-five (35) feet. BUILDING SITE AREA REQUIREMENTS:
-	The lot area for agricultural usage shall be not less than ten (10)
	acres; lot width shall be not less than three hundred and thirty (330)
	feet, fronting on a public street or highway or at the building line; and lot depth shall be not less than eighty (80) feet. The minimum
	lot area required for each single family dwelling unit shall be thirty-
	five thousand (35,000) square feet with a minimum frontage of one-hundred
4.04	thirty-five (135) feet. YARD REQUIREMENTS:
	Each lot shall have front, side and rear yards not less than the depth
	of widths following:
	Front yard depth: Twenty (20) ft.or more Side yard abutting a street: Ten (10) ft. or more
	Side yard abutting an interior lot line: Five (5) ft. or more
	Rear yard depth: Twenty-five (25) feet
SECTION 15	B-P BUSINESS PARKING DISTRICT REGULATIONS
15.01	USES PERMITTED:
	1. Restricted or public parking of automobiles or trucks whether
	for fee or without charge.
	2. Parking area for places of public assembly. 3. Parking area for all types of business, commercial or manufact-
	uring areas where cars are parked.
	<ol> <li>Trees, landscaping, walks, screening, light standards and equip- ment and other similar uses provided they do not reduce or</li> </ol>
	impare the required parking area.
	5. Service station pump islands and canopies not including signs,
	provided they meet yard requirements of Section 17, PRIMARY BUSINESS DISTRICT REGULATIONS, Sub-Section 17.04, YARD REQUIREMENTS.
	PARKING SPACE DEFINED:
	For the purpose of this section a parking space shall be ten (10) feet
	wide and twenty (20) feet long and have an area not less than two-hundred (200) square feet of lot or floor area, exclusive of access drives or
	aisles, having adequate access from a public thoroughfare and shall be
	of usable shape and condition. There shaft be adequate provision for ingress and egress from each parking space,
	LOADING, SPACE REQUIREMENTS:
	An off-street loading space, having access to a public thoroughfare,
	shall be required adjacent to each business building, hereafter erected or enlarged, if the use of such building entails deliveries to it or
	shipments from it, and such loading space shall be of adequate size to
	accommodate the maximum number and size of vehicles simultaneously
	loaded or unloaded, in connection with the business conducted in such building. No part of the truck or van using the loading space may
	project into the public right-of-way.
15.04	PARKING SPACE REQUIREMENTS:
	For a new building or structure, or for the enlargement or increase in size of any existing building or structure, there shall be established
	and maintained a permanent off-street parking area beginning within
	five-hundred (500) feet of the front entrance thereof. MINIMUM PARKING AREA CAPACITY:
	1. Food stores, markets and shopping centers;
	(a) Having not more than two-thousand (2,000) square feet of gross
	floor area exclusive of basement shall provide one (1) parking space for the proprietor and each regular employee with a
	minimum of two parking spaces.

- (b) Having more than two-thousand (2,000) square feet but not more than five-thousand (5,000) square feet of gross floor area exclusive of basement shall provide one (1) parking space for each four-hundred (400) square feet of gross floor area of the building.
- (c) Having more than five-thousand (5,000) square feet of gross floor area exclusive of basement shall provide one (1) parking space for each two-hundred (200) square feet of gross floor
- area of the building.
  2. Restaurants, taverns and any establishment for the sale and consumption on the premises of food, alcoholic beverages or refreshments shall provide one (1) parking space for each one-hundred (100) square feet of gross floor area of the building.
  3. Other retail establishments, such as furniture, appliance, hardward stores clothing shoe wars require constructions.
- stores, clothing, shoe repair or service shops shall provide one
  (1) parking space for each four-hundred (400) square feet of gross
  floor area of the building with a minimum of two spaces.
  Real estate offices shall provide one (1) parking space for each
- one (1) employee, plus one (1) parking space for each two-hundred (200) square feet of gross floor area with a minimum of four (4)
- spaces. 5. Theaters shall provide one (1) parking space for each four (4) fixed theater seats and be subject to review by the Planning Commission.

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<ul> <li>4. Summer and professional offices including animal base it is or clinics shall provide out of gross floor area of the set of gross floor area of gross floor area of gross floor area of the set of gross floor area of gross floor</li></ul>		KING COUNTY, WASHINGTON August 12, 1958 Cont'd
<ul> <li>beepitils or clinics shall provide one (1) parking space for solid table of a start of the solid space of or solid space of the space of</li></ul>	a server, mathin, handle add 224-	
<ul> <li>1. Undertaking establishments including mortuaries, funeral homes and createring an intermediate of () parking space for each alloy.</li> <li>a. Evalue a list of parking or mares.</li> <li>b. Evalue a list of parking space for each alloy.</li> <li>b. Stadiums, sports areas, suditoriums and other places of assessibly without fixed sets shall provide out () parking space for each exception of the second sets shall provide out () parking space for each exception of the second sets shall provide out () parking space for each care of the building.</li> <li>b. Bace halls, exhibition halls and places of assessibly without fixed sets shall provide out () parking space for each one-haddred (100) square feet of grows floor area of the building.</li> <li>b. Bace halls, exhibition halls and places of assessibly without fixed sets shall provide out (1) parking space for each one-haddred (100) square feet of grows floor area of the building.</li> <li>b. Bone halls, exhibition halls and places of assessibly without fixed sets shall provide out (1) parking space for each one-haddred (100) square feet of grows floor area of the building.</li> <li>b. Bone for each three (3) exployees with as histing spaces for each set of grows floor area of the building.</li> <li>b. Bone for each three (3) exployees with as histing is a bone for the places.</li> <li>b. Bone for each three (3) exployees with as histing is on the requirements for business parking facilities for nois use spaces.</li> <li>b. Bone for the statistic.</li> <li>b. Bone for the statistic.</li> <li>b. Bone for the statistic for one use the space for each statistic.</li> <li>b. Bone for the statistic for nois use the space for each statistic for nois use the space for each statistic.</li> <li>b. Bone for the statistic.</li> <li>b. Bone for the</li></ul>		hospitals or clinics shall provide one (1) parking space for each two-hundred (200) square feet of gross floor area of the
<ul> <li>8. bowling alloys shall provide five (5) parking spaces for each allow.</li> <li>9. bowling alloys shall provide one (1) parking spaces for each four (4) seats: all provide one (1) parking space for each seats.</li> <li>10. Dates halls, exhibition halls and places of assembly without fixed seats shall provide one (1) parking space for each seats.</li> <li>11. Commercial recreation places such as shall of row without the each seats in the provide one (1) parking space for each one-hundred (100) square feet of grows floor area of the building.</li> <li>12. Molecular recreation places such as shall provide one (1) parking spaces.</li> <li>13. Bowling alloyses with a sintaws of six (6) parking spaces.</li> <li>14. Bowling space for each one-hundred (1) parking spaces.</li> <li>15. Bowling allows and square grows and space section of the spaces.</li> <li>15. Bowling allows and square grows and space section of the spaces.</li> <li>16. Bowling allows and square grows and provide one (1) parking spaces.</li> <li>17. Bowling allows and square grows and provide section (1) parking spaces.</li> <li>18. Bowling allows and square grows and provide section (1) parking spaces.</li> <li>18. Bowling allows and square grows and provide section (1) parking spaces.</li> <li>18. Bowling allows and square grows and the provide section (1) parking spaces.</li> <li>19. Bowling allows and square grows and the space for each spac</li></ul>		7. Undertaking establishments including mortuaries, funeral homes and crematoriums shall provide one (1) parking space for each
<ul> <li>9. Stadiums, sports areas, auditoriums and other places of assembly without first open the sets shall provide one (1) parking space for each seventy-fire (75) square feet of gross floor area of the building.</li> <li>10. Commercial recreation places such as skatting rinks shall provide or (75) square feet of gross floor area of the building.</li> <li>11. Commercial recreation places such as skatting rinks shall provide or ross floor area of the building.</li> <li>12. Momercial recreation places such as skatting rinks shall provide or ross floor area of the building.</li> <li>13. Momercial recreation places storage buildings, motor which area of the building.</li> <li>14. The state of the building storage buildings, motor which are the storage with a siniare of ar (6) parking space for each three (3) exployees with an aniare of a storage buildings.</li> <li>14. The case of use not apecificially sentioned in this section, the rearrange for buildings of the storage building of the storage building of the various and utravents for buildings.</li> <li>15. Momercial the storage of the requirements for the various shall be to ease at the storage of the requirements for the various shall be to ease at the storage of the requirements for the various shall be to ease of the requirements for the various shall be to ease in the requirements for the various shall be to ease in the requirements for the various shall be to ease in the requirements for the various shall be to ease in the requirements for the various shall be to ease in the state specified of cooperative use.</li> <li>15.08</li> <li>15.08</li> <li>16.09</li> <li>16.01</li> <li>16.10</li> <li>16.10<!--</th--><th></th><th>8. Bowling alleys shall provide five (5) parking spaces for each</th></li></ul>		8. Bowling alleys shall provide five (5) parking spaces for each
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<ul> <li>five (75) square feet of gross floor area of the building.</li> <li>11. Commercial representation places such as subting rubits shall provide of gross floor area of the building.</li> <li>12. Molesale stores, warehouses, storage buildings, source feet of gross floor area of the building.</li> <li>13. Molesale stores, warehouses, storage buildings, source for each tor machinery sales shall provide one (1) parking spaces.</li> <li>14. Conserved and an analysis of six (6) parking spaces.</li> <li>15. To building and engraving shops shall provide one (1) parking spaces.</li> <li>16. To building and engraving shops shall provide one (1) parking spaces.</li> <li>17. To building and engraving shops shall be the same of the first source (1) and the space set of gross floor states of use space set of gross floor of the planning commission shall be deseed not similar.</li> <li>18. To building state of the space set of the spac</li></ul>		10. Dance halls, exhibition halls and places of assembly without
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<ul> <li>two (2) applyces with a minimum of six (6) parking spaces.</li> <li>Mamiacturing uses including research and testing laboratories, carries, printing and angrewining entablishments, bakeries, carries, printing and angrewining facilities entablish the teams as the option of the Planning Commission shall be deemed most similar.</li> <li>MIXED OCCUPARCIES:</li> <li>The case of mixed uses, the total requirements for off-street parking facilities for one uses are other set. Science of the set of</li></ul>		12. Wholesale stores, warehouses, storage buildings, motor vehicles or machinery sales shall provide one (1) parking space for each
<ul> <li>beries, printing and engraving shops shall provide one (1) parking space for each three (3) employees with anninum of six (6) epicos.</li> <li>UNDER SISI</li> <li>The face off use not specifically montioned in this section, the requirements for business parking facilities shall be the same as the above mentioned use which in the opinion of the Planning Commission shall be deemed work similar.</li> <li>NIXED OCCUPARCIES:</li> <li>The case of aixed uses, the total requirements for off-street parking facilities for one uses are computed separately. Off-Street Parking facilities for one uses are computed separately. Off-Street Parking facilities for one uses are other use, except as horelastor specified for cooperative use.</li> <li>15.08</li> <li>NOTHING the factor of the sequirements for the various uses (computed separately). Solutions for the or sore buildings or uses, provided that the total of such off-street parking paces: supplied cooperatively shall not be less than the sum of the requirements for the various uses computed separately. Now of the above provision of off-street parking paces are used are used are used, are used are building which such facilities runs are used are used are building or structure, or for an enlargement thereof, or change of use in any building hereafter constructed involved in any of the aforementioned uses, the applicant for asid building paratishall present avidence in writing that arrangements have been made to provide off-street parking classified.</li> <li>NARED RECENTS:</li> <li>MIE Off-street parking scalified as a building paratishall present avidence in writing that arrangements have been made to provide off-street parking active to visions, or that the required and subscription adequate public off-street parking scalified as a building bereafter constructed in subscription is and provided public off-street parking area on the County regitment.</li> <li>MIE Offf-street parking facilities and subscription and public off-st</li></ul>		two (2) employees with a minimum of six (6) parking spaces. 13. Manufacturing uses including research and testing laboratories.
<ul> <li>UNSPECIFIED USES;         <ul> <li>In the case of use not specifically mentioned in this section, the requirements for business parking facilities shall be the same as the above mentioned use which in the option of the Planning Commission shall be deemed most similar.</li> <li>INTED COUPANCIES:</li> <li>Interventioned uses the total requirements for off-street parking facilities shall be the sum of the requirements for off-street parking facilities for any other use, accept as horizanfter specified for cooperative use.</li> </ul> </li> <li>15.08 (COPERATIVE PROVISION: Working facilities for one use shall not be considered as providing required parking facilities for any other use, accept as horizanfter specified for cooperative provision of off-street parking facilities for two or more buildings or uses, provided that the total sup off-street parking spaces ments for the various uses computed separately. Name of the requirements for the various uses computed separately. Name of the requirements for the various uses computed separately. The second structure are to for an enlargement the various of a sup off-street parking facilities are used are not conflicting.</li> <li>Before the grafiting of a building permit for any new building or structure. or for an enlargement bave parking in accordance with the above provisions, or that the required amount of parking facilities to a sup off-street parking according the action which is providing base been provided by a satisfactory written contract, or present evidence in writing that arrangements was been functioned in the submers required and subtract on the sing the action of a sup off-street parking area on the county roning maps has been provided by a satisfactory written contract, or present evidence off-street parking area on the county roning maps has been provided by a satisfactory written contract, or present evidence for structure tor file street parking area required anount of parking the su</li></ul>		peries, printing and engraving shops shall provide one (1) park- ing space for each three (3) employees with aminimum of six (6)
<ul> <li>quirements for business parking facilities shall be the same as the above mentioned uses which in the option of the Planning Commission shall be deemed most similar.</li> <li>In The Case Cor and uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-Street Parking facilities for one use shall not be considered as providing required parking facilities for any other use, accord as horizontafter specified for cooperative use.</li> <li>COOPERATIVE PROVISION:</li> <li>NOTENIG 71 this section shall be construed to prevent cooperative provision of off-street parking facilities for two or more buildings or supplied cooperatively shall not be loss than at parking spaces and for the various uses computed separately. None of the above provisions shall prevent the overlapping cooperative use of parking facilities for two or more buildings or structure. Or for an enlargement thorary of use in any building or structure. Or for an enlargement the above for structure of the provision of a building permit for any new building or structure. Or for an enlargement hours of the above provisions, or that the required amount of parking facilities the above provisions, or that the required amount of parking dequate public off-street parking area on the county coning maps has been provided by a satisfactory written contract, or present evidence of participation in an association which is providing adequate public off-street parking aread. The face and mintained to the sing counts. Street of string of subsiliants. The party seeking a LP (Business Parking Commissioner for final action. The face and sing the counts of the sing and the face and mintain to the sing intained to the sing and the face and mintained to the sing and the sing addition of the sing and the sing and sections in a section sing and the sing addition of the sing and the face and mintained to the sing and section sind in the count of sing and section sing</li></ul>		UNSPECIFIED USES:
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<ul> <li>ments for the various uses computed separately. None of the above provisions shall prevent the overlapping cooperative use of parking facilities when the times during which such facilities are used are not conflicting.</li> <li>BUILDING.PERMITS:</li> <li>Before the granting of a building permit for any new building or structure, or for an enlargement thereof, or change of use in any building hereafter constructed involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing that arrangements have been made to provide off-street parking to be zoned B-P (Business Parking) in accordance with the above provisions, or that the required amount of parking facilities classified as a business parking area on the county zoning maps has been provided by a satisfactory written contract, or present evidence of participation in an association which is providing adequate public off-street parking aclassified.</li> <li>15.10 PARKING AREA REQUIRENENTS:</li> <li>All off-street parking areas required under sub-section 15.09, BUILDING PERMITS, shall be graded, surfaced and maintained to the minum standards contained in King County standard plans and specifications for private work on county rights-of-way. The party seeking a B-P (Business Parking) area as to type of surfacing and whether or not the area will be fonced or screened with shrubbery and/or lighted. The Planning Commissioners for final action.</li> <li>SECTION 16 B-N REGIGNENTINES DISTRICT REGULATIONS:</li> <li>USES PERMITTED:</li> <li>18.01 Beards surfaces and softices.</li> <li>3. Business or professional studies and offices.</li> <li>4. Hand laundries, clothes cleaning agencies and pressing shops.</li> <li>5. Light repair, battery service and tire shops, service stations and self-contained public garages. Open spaces in this land use area may not be used for storage, display or sale of used vehicles or equipment.</li> <li>4. Bay the sches cleaning agencies</li></ul>		uses, provided that the total of such off-street parking spaces
<ul> <li>facilities when the times during which such facilities are used are not conflicting.</li> <li>BUILDING. PERMITS:</li> <li>Beföre the gräfting of a building permit for any new building or structure, or for an enlargement thereof, or change of use in any building hereafter constructed involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing that arrangements have been made to provide off-street parking to be zoned B-P (Business Parking) in accordance with the above provisions, or that the required amount of parking facilities classified as a business parking area on the county zoning maps has been provided by a satisfactory written contract, or present evidence of participation in an association which is providing adequate public off-street parking areas required under sub-section 15.00, BUILDING PARKING AREA RQUIREMENTS:</li> <li>All off-street parking areas required under sub-section 15.00, BUILDING PERMITS, shall be graded, surfaced and maintained to the minimum standards contained in King County standard plans and specifications for private work on county rights-of-way. The party seeking a B-P (Business Parking) zoning shall submit a plan of said proposed parking area as to type of surfacing and whether or not the area will be fenced or screened with shrubbery and/or lighted. The Planning Commission after consultation with the County Engineer's Office will then refer the parking area plan with its recommendations to the Board of County Commissioners for final action.</li> <li>SECTION 16 B-N MEIGHORDOD BUSINESS DISTRICT RECLAITONS:</li> <li>USES PERMITTED:</li> <li>1. Any use permitted in R-6 and R-2 residence districts provided said welther solps. A subject of the use district in which such use is permitted.</li> <li>2. Barber shops and beauty shops.</li> <li>3. Business or professional studios and offices.</li> <li>4. Rand laundries, clother cleaning agencies and pressing shops.</li> <li>5. Light repair, battery service and tire shops, serv</li></ul>		ments for the various uses computed separately. None of the above
<ul> <li>Beföre tig gräfting of a building permit for any new building or structure. or for an enlargement thereof, or change of use in any building hereafter constructed involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing that arrangements have been made to provide off-street parking to be zoned B-P (Business Parking) in accordance with the above provisions, or that the required amount of parking facilities classified as a business parking area on the county zoning maps has been provided by a satisfactory written contract, or present evidence of participation in an association which is providing adequate public off-street parking areas required and maintained to the minimum standards contained in King County standard plans and specifications for private work on county rights-of-way. The party seeking a B-P (Business Parking area sit of ype of surfacing and whether or not the area will be fenced or screened with shrubbery and/or lighted. The Planning Commission after consultation with the County Engineer's Office will then refer the parking are plan with its recommendations to the Board of County Commissioners for final action.</li> <li>SECTION 16</li> <li>Ber NEIGEDORHOOD BUSINESS DISTRICT RECULATIONS:</li> <li>16.01</li> <li>Distings or professional studies and offices.</li> <li>And undries, clothes cleaning agencies and pressing shops.</li> <li>Light repair, battery service and thre shops, service stations and use area my not be used for storage, display or sale of used use area my not be used for storage, display or sale of used use area my not be used for storage, display or sale of used use area my not be used for storage, display or sale of used use area my not be used for storage, display or sale of used use area my not be used for storage, display or sale of used use area my not be used for storage, display or sale of used use area my not be used for storage, display or sale of used use is hops.</li> <li>Re</li></ul>		facilities when the times during which such facilities are used are
<ul> <li>building hereafter constructed involved in any of the aforementioned uses, the applicant for said building permit shall present evidence in writing that arrangements have been made to provide off-street parking to be zoned B-P (Business Parking) in accordance with the above provisions, or that the required amount of parking facilities classified as a business parking area on the county zoning maps has been provided by a satisfactory written contract, or present evidence off-street parking so classified.</li> <li>15.10 PARKING AREA REQUIREMENTS: <ul> <li>All Off-street parking areas required under sub-section 15.09, BUILDING off-street parking areas required under sub-section 15.09, BUILDING pERMITS, shall be graded, surfaced and maintained to the minimum standards contained in King County standard plans and specifications for private work on county rights-of-way. The party seeking a B-P (Business Parking) zoning shall submit a plan of said proposed parking area as to type of surfacing and whether on not the area will be fenced or screened with shrubbery and/or lighted. The Planing Commission after consultation with the County Engineer's Office will then refer the parking area plan with its recommendations to the Board of County Commissioners for final action.</li> <li>SECTION 16 B-N NEICHBOHOD BUSINESS DISTRICT REGULATIONS:         <ul> <li>16.01</li> <li>10.5 PERMITTED:</li> <li>11. Any use permitted in R-6 and R-2 residence districts provided said uses comply with area, frontage and setback regulations for the use district in which such use is permitted.</li> <li>2. Barber shops and beauty shops.</li> <li>3. Business or professional studios and offices.</li> <li>4. Rand landries, clothes cleaning agencies and pressing shops.</li> <li>5. Light repair, battery service and tire shops, service stations and self-contained public garages. Open spaces in this land use area may not be used for storage, display or sale of used vehicles or equipment.</li> <li>6. Lowksmiths, shoe repairing, tailoring and other</li></ul></li></ul></li></ul>		
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		9. Restaurants, cafeterias, catering 10. Retail stores and personal service shops.

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	16.02	BUILDING HEIGHT LINIT:
		Except as provided in Section 27 (General Provisions), no building shall be erected to a height in excess of thirty-five (35) feet,
		without approval of the Board upon recommendation of the Planning Commission.
	16.03	BUILDING SITE AREA REQUIREMENTS:
		No requirements for non-residential buildings. Residential structures shall comply with the site requirements for that use.
	16.04	YARD REQUIREMENTS:
	•	Non-residential structures shall have a minimum setback from any public right-of-way of ten (10) feet, except as provided in Section 27, Sub-
		section 27.04, Item 3. Residential structures shall meet the yard requirements for that use
		except that where located on the second story or more of a business
		use structure the minimum setback requirement shall be the same as for non-residential structures.
	16.05	PARKING REQUIREMENTS:
		Off-Street Parking Shall be provided and maintained as prescribed in Section 15, B-P Business Parking District Regulations.
S	ECTION 17. 17.01	B-1 PRIMARY BUSINESS DISTRICT REGULATIONS. USES PERMITTED:
		1. Any use permitted in R-6 through R-15, R-2, R-3 and R-N Districts
		provided said uses comply with area, frontage and setback regu- lations for the use district in which such use is permitted.
		2. Advertising signs and canopies complying with the regulations of
		the King County Building Department. 3. Animal hospitals and clinics when structurally enclosed.
		4. Banks. 5. Barber shops, beauty shops and personal service shops.
		6. Beer parlors, bars, taverns, cabarets or any other similar place
		where alcoholic beverages of any kind are dispensed or sold. 7. Business or professional offices or studios.
	1	* 8. Custom cabinet work using total power not in excess of two (2)
		horsepower with not more than three (3) persons engaged at any one time in the fabricating, repairing or processing of materials.
		9. Decorating shops. 10. Electric shops.
	••••	11. Employment agencies
		<ul> <li>12. Hand laundries, clothes cleaning and pressing.</li> <li>13. Locksmith, shoe and other repair shops</li> </ul>
		14. Lumber, coal, fuel yards and feed stores provided that when un-
		housed they shall be surrounded by an eight (8) foot solid wall or sight obscuring fence herein known as a structure.
		15. Printing establishment and newspaper printing. 16. Public garages and repair shops.
		17. Real estate sales office.
		18. Restaurants, cafeterias, catering. 19. Retail stores and wholesale markets.
		20. Retain trade shops or shops for custom work or the making of
		articles not manufactured by chemical processes, using total power not in excess of two (2) horsepower with not more than
		three (3) persons engaged at any one time in the fabricating, repairing or processing of materials.
		21. Sales rooms or store rooms for motor vehicles and other articles
		of merchandise. 22. Service stations, except as provided in Sub-Section 17.04. YARD
	•	REQUIREMENTS.
		23. Tailors. 24. Telephone exchanges or telegraph offices.
		25. Theaters, dance halls, bowling alleys and similar indoor uses subject to conditions of any applicable County license require-
		ments and provided further that no moving picture theater, 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, bow- line alley, skating rink, or other commercial amusement places be
		permitted 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 route.
		26. Undertaking establishments including mortuaries, funeral homes and crematoriums.
	17.02	27. Accessory uses and uses incidental to uses allowed in this district. BUILDING HEIGHT LIMIT:
	11105	Except as provided in Section 27 (General Provisions), no building shall
		be erected to a height in excess of thirty-five (35) feet without approval of the Board upon recommendation of the Planning Commission.
	17.03	BUILDING SITE AREA REQUIREMENTS:
		No requirements for non-residential buildings. Residential buildings shall comply with the site area requirements for that use.
	17.04	YARD REQUIREMENTS: I. Non-residential buildings shall have a minimum setback from any
		public right-of-way of ten (10) feet, except service station pump
		islands which shall have a setback from the street line of at least fifteen (15) feet to provide for safe access or egress to
		or from such street, and that the placement of the tanks in the setback be by revokable permit and that approved ingress and egress
	•	be required and except as provided in Section 27, Sub-Section
		27.04, Item 3.

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	2. Residential buildings shall meet the yard requirements for that
	use except that where located on the second story or more of a
	business use building, the minimum setback requirement shall be
	the same as for non-residential structures.
17,05	PARKING REQUIREMENTS:
	Off-Street Parking shall be provided and maintained as prescribed in
	Section_15, B-P BUSINESS PARKING DISTRICT REGULATIONS.
SECTION 18.	B-2 BUSINESS AMUSEMENT DISTRICT REGULATIONS.
18,01	USES PERMITTED:
	I. Any use permitted in R-6, R-2, R-3 and B-1 Districts provided
•	said uses comply with area, frontage and setback regulations
	for the use district in which such use is permitted.
	2. Outdoor theaters, carnivals, merry-go-rounds, ferris wheels or
	other similar outdoor amusement uses shall be subject to any
	applicable county license requirements and provided further that
	no commercial amusement places, including carnivals, merry-go-
	rounds, ferris wheels shall be permitted within five-hundred
	(500) feet of the property line of any 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
	route.
	3. Stadiums, sports arenas, auditoriums and other places of assembly
	with fixed seats.
10 02	
18.02	BUILDING HEIGHT LIMIT:
	Except as provided in Section 27 (General Provisions), no building shall
	be erected to a height in excess of thirty-five (35) feet without ap-
	proval of the Board upon recommendation of the Planning Commission.
18.03	BUILDING SITE AREA REQUIREMENTS:
	No requirements for non-residential buildings. Residential structures
	shall comply with the site requirements for that use.
18.04	YARD REQUIREMENTS:
	1. Non-residential buildings shall have a minimum setback from any
	public right-of-way of ten (10) feet, except as provided in
	Section 27, Sub-Section 27.04, Item 3.
	2. Residential buildings shall meet the yard requirements for that
	use except that where located on the second story or more of a
	business use building, the minimum setback requirement shall be
10 00	the same as for a non-residential structure.
18.05	PARKING REQUIREMENTS:
	Off Street Parking shall be provided and maintained as prescribed in
	Section 15, B-P BUSINESS PARKING DISTRICT REGULATIONS.
SECTION 19.	C-1 COMMERCIAL DISTRICT REGULATIONS.
19.01	USES PERMITTED:
	1. Any use permitted in R, S-1, B-1 and B-2 Districts, provided
	said uses comply with area, frontage and setback requirements
	for the use district in which such use is permitted.
	2. Auto assembly plants and auto rebuild when structurally enclosed.
	3. Auto laundries, fender and body repair shops.
	4. Manufacturing bakeries.
	5. Cleaning and dyeing establishments.
	6. Clothing manufacture.
	7. Distilleries and wineries.
•	8. Dress Manufacture.
	9. Laundries.
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	to, with opering binnes.
	11. Plumbing shops.
	12. Cabinet shops
	13. Upholstery shops
	14. Painting shops
	15. Wharehouses.
	16. Welding and sheet metal works.
	17. Other uses which can reasonably be considered similar or related
	to the uses listed above.
19.02	USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY
	PERMIT SHOWING COMPLIANCE WITH THE FOLLOWING CONDITIONS:
	1. Light manufacturing:
	(a) Using power not in excess of five (5) horsepower in one unit
	or equivalent horsepower in other types of equipment.
	. (b) Limited to those uses which will not create obnoxious odors,
	noises, dust, smoke or unsightliness.
	2. Storage of vehicles and auto wrecking yards.
	(a) Screening of the use from view of the public highway or
	streets and abutting property by an enclosure such as a
	fence, or buffer strip of trees or shrubs, to be properly
	maintained at all times; or
	(b) Enclosure of the use in a building compatible in design and
	construction to other buildings in the neighborhood.
19.03	BUILDING HEIGHT LIMIT:
	Except as provided in Section 27 (General Provisions), no building
	shall be erected to a height in excess of thirty-five (35) feet,
	without approval of the Board upon recommendation of the Planning
	Commission.
19.04	BUILDING SITE AREA REQUIREMENTS:
	No requirements for non-residential buildings. Residential structures
	shall comply with the site requirements for that use.
19,05	YARD REQUIREMENTS:
10,00	1. Non-residential buildings shall have a minimum setback from any
	public right-of-way of ten (10) feet, except as provided in
	Section 27, Sub-Section 27.04, Item 3.
	Section 21, our-section 21.07, from 0.

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	2. Residential buildings shall meet the yard requirements for that
19,06	use. PARKING REQUIREMENTS:
	Off-Street Parking shall be provided and maintained as prescribed in
SECTION 20	Section 15, B-P BUSINESS PARKING DISTRICT REGULATIONS. M-1 MANUFACTURING DISTRICT REGULATIONS.
20.01	USES PERMITTED:
	<ol> <li>I. Any use permitted in the S-1, B-1, B-2 and C-1 Districts, except resident use, provided said uses comply with area, frontage and</li> </ol>
	setback requirements for the most restrictive district in which
	the use is permitted. 2. Airplane manufacturing
	3. Ammonia, chlorine or bleaching powder manufacture. 4. Asphalt manufacture or refining.
	5. Assaying
	6. Automobile manufacture and assembly 7. Blast furnace
	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. Drystuff 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 mills 31. Foundries
	32. Gas (illuminating or heating) manufacture or storage.
	33. Glass or glass products manufacture. 34. Hangar
	35. Heavy manufacturing and large warehousing
	36. Ice manufacturing plants 37. Kelp reduction and the extraction of its by-products.
	38. Lampblack manufacture
	39. Lubricating grease manufacture or oil compounding 40. Log storage and moorage.
	41. Machinery manufacture 42. Machine shop
	43. Match manufacture
	44. Oilcloth or linoleum manufacture. 45. Oxygen manufacture
	46. Paint, oil, shellac, varnish or turpentine manufacture.
	47. Paper and pulp manufacture. 48. Paper box manufacture.
	49. Petroleum refining or storage or manufacture of any of its by-
	products. 50. Planing mill or wood-working plant.
	51. Plaster or wallboard manufacture 52. Power, light or steam plant (central station).
	53. Printing ink manufacture
	54. Railroad yard or round house 55. Reducing or refining aluminum, copper, tin or zinc.
	56. Rolling or blooming mill
	57. Roper manufacture. 58. Rubber or caoutchouc manufacture from crude material.
	59. Salt works. 60. Saw mills, shingle mills or lumber mills.
	61. Ship yards or ship building.
	62. Shoddy manufacture 63. Shoe blacking manufacture
	64. Soap manufacture.
	65. Soap and compound manufacture 66. Stables, commercial
	67. Starch, glucose or dextrine manufacture.
	68. Steel or iron mills 69. Stoneware or earthenware manufacture.
	70. Stove polish manufacture 71. Tanning, curing or storage of raw hides or skins.
	.72. Tar distiallation or manufacture
	73. Tar roofing or tar waterproofing manufacture or similar products. 74. Textile Mills.
	75. Tobacco - (chewing) - or cigar manufacture.
	76. Vegetable oil or other oil manufacturing, refining or storage. 77. Yeast plant.

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KING COUNTY, WASHINGTON

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	78. Any use of electric power motors requiring five (5) horse-
	power or more. 79. Any other manufacturing, processing commercial or indust <del>rial</del>
	uses not heretofore listed which may be classified M-1
	because of possible obnoxious odors, noises, smoke or unsight-
	liness.
	USES PERMITTED WHEN AUTHORIZED BY ISSUANCE OF A USE AND OCCUPANCY PERMIT SHOWING COMPLIANCE WITH THE FOLLOWING CONDITIONS:
	1 Storage of junk, rags, scrap iron, second-hand or used equip-
	ment, paper, including baling or processing.
	(a) Screening of the use from view of public highway or streets
	and abutting property by an enclosure such as a fence, or
	buffer strip of trees and shrubs, to be properly maintained at all times; or
	(b) Enclosure of the use in the building compatible in design
	and construction to other buildings in the neighborhood.
	BUILDING HEIGHT LIMIT:
	Except as provided in Section 27, (General Provisions), no building
	shall be erected to a height in excess of thirty-five (35) feet, without approval of the Board upon recommendation of the Planning
	Commission.
20.04	BUILDING SITE AREA REQUIREMENTS:
	No requirements for non-residential buildings, residential structures
	are prohibited and residential uses shall meet the site requirements for that use.
20.05	YARD REQUIREMENTS:
20.00	I. Non-residential buildings shall have a minimum setback from
	any public right-of-way of ten (10) feet, except as provided
	in Section 27, Sub-Section 27.04, Item 3.
	<ol><li>Residential buildings are prohibited and residential uses shall meet the yard requirements for that use.</li></ol>
20,06	PARKING REQUIREMENTS:
-	Off-Street Parking shall be provided and maintained as prescribed
	in Section 15, B-P BUSINESS PARKING DISTRICT REGULATIONS,
	C-M INDUSTRIAL PARK DISTRICT REGULATIONS. USES PERMITTED:
21.01	1 Inv industrial or manufacturing use permitted in Commercial
	(C-1) or Wanufacturing (M-1) Districts other than uses permit-
	ted in any Residential (R), Suburban (S-1), or Business (B-1)
	District. 2. Auxiliary uses directly related to the principal use, such as
	residences of watchmen or employees in training, special
	employee dormitories, employee cafeterias, auditoriums,
	service stations in connection with authorized motor-pool
	facilities and similar uses may be permitted.
21.02	REQUIREMENTS: ' 1. Processes and equipment employed and goods processed or sold
	shall be limited to those which are not objectionable beyond
	the boundaries of the District by reason of offensive odors,
	dust, smoke or gas.
	2. The State Pollution Commission shall approve the method of
	waste disposal material. 3. No use shall be permitted if it results in industrial noise
	above five (5) sones as measured at the outer boundary of this
	District.
	4. Necessary public rights-of-way shall be dedicated to the public either as a portion of a plat or upon acceptance of street dedi-
	cation by the Board of County Commissioners and each building
	site shall front on or have access to such public right-of-way.
	5. To protect the contiguous uses, a protective strip of land
	bordering the external boundaries and along any frontage on public rights-of-way and devoted exclusively to the planting,
	cultivation growing and maintenance of sight-obscuring trees.
	shrubs and plant life shall be established and maintained. The
	maintenance guarantees of such protective strips and the plan-
	ned landscaping of the site may be bonded to the County in a
	reasonable amount if required by the Board of County Commissioners. In lieu of such protective strip, under appropriate circumstances,
	there may be substituted a use classification of the outer margin
	of this District consistent with the use classification of the
	surrounding area.
	6. Not more than thirty-five (35) percent of any site area shall be occupied by structures, including outdoor storage area.
	7 Outdoor storage facilities, including storage areas for official
	vehicles shall be obscured by an approved architectural screen
	gracified on the plot plan and approved by the Planning Commission.
	8. A plot and building plan showing compliance with the provisions herein stated shall be filed with the Planning Commission and
	the building permit application shall comply with this approved
	plot plan.
21.03 -	DUILDING WEIGHT LINIT.
	I. Structures, excluding stacks, shall not exceed thirty-five (35) feet in height and/or three (3) stories except that when the
	site exceeds five (5) acres the height may be raised one (1)
	additional story for each additional two and one-half (22) acres
	within the site area boundaries when specifically approved by
	the Board upon recommendation of the Planning Commission in accordance with the following standards:

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(a) Approval by the Civil Aeronautical Administration; (b) Adequate provision for ultimate off-street parking needs. Outdoor storage facilities shall not exceed twenty (20) feet. 2. BUILDING SITE AREA REQUIREMENTS: No requirements except conformance to plot and building plan on file with the Planning Commission 21.05 YARD REQUIREMENTS: The minimum setback from all rights-of-way shall be seventy-five (75) feet with a minimum side and rear yard setback of fifty (50) feet, the same to be clearly set out in the plot and building plan and upon the building permit application when filed. -. Finning for employees may be provided in the side and rear yard setbacks as specified in Section 15, BUSINESS PARKING REGULATIONS & with customer parking permitted in the front yard area but in no case shall the customer parking dominate the front yard landscaping. PROHIBITED USES: 2. Parking for employees may be provided in the side, and rear yard 1. Lighted signs or commercial advertising signs are prohibited but such prohibition shall not extend to reasonable signs relating to the use of the site stating the name and type of business of the The sign must be designed as a part of the architecture occupant. of the building. Any residential or suburban use is prohibited in this district. SECTION 22 C-O COMMERCIAL OFFICES DISTRICT (Dispersal Type). 22.01 USES PERMITTED: ¢ 1. Any professional, legal, medical, governmental, engineering, administrative or commercial office use and may also include clinics, hospitals, research facilities, mortuaries, churches, lodges and similar semi-public uses. 2. Auxiliary uses directly related to the principal use, such as residences of watchmen or employees in training, special employee dormitories, employee cafeterias, 'auditoriums, service stations in connection with authorized motor-pool facilities and similar uses. 22.02 REQUIREMENTS: I. Uses Shall be limited to those which are not objectionable beyond the boundaries of the District by reason of offensive odors, dust, smoke or gas. 2. The State Pollution Commission shall approve the method of waste disposal materials. 3. No use shall be permitted if it results in industrial noise above five (5) sones as measured at the outer boundary of this district. Necessary public rights-of-way shall be dedicated to the public either as a portion of a plat or upon acceptance of street dedication by the Board of County Commissioners and each building site shall front on or have access to such public rights-of-way. 5. To protect the contiguous uses, a protective strip of land bordering the external boundaries and along any frontage on public rightsof-way and devoted exclusively to the planting, cultivation, grow-ing and maintenance of sight-obscuring trees, shrubs and plant life shall be established and maintained. The maintenance guarantees of such protective strips and the planned landscaping of the site may be bonded to the County in a reasonable amount if required by the Board of County Commissioners. In lieu of such protective strip, under appropriate circumstances, there may be substituted a use classification of the outer margin of this District consistent with the use classification of the surrounding area. 6. Not more than thirty-five (35) percent of any site area shall be occupied by structures, including outdoor storage area. 7. Outdoor storage facilities, including storage areas for official vehicles, shall be obsured by an approved architectural screen specified on the plot plan and approved by the Planning Commission. 8. A plot and building plan showing compliance with the provisions herein stated shall be filed with the Planning Commission and the building permit application shall comply with this approved plot plan'. 22,03 BUILDING HEIGHT LIMIT: Structures, excluding stacks, shall not exceed thirty-five (35) feet in height and/or three (3) stories except that when the site exceeds five (5) acres the height may be raised one (1) additional story for each additional two and one-half (22) acres within the site area boundaries when specifically approved by the Board upon. recommendation of the Planning Commission in accordance with the following standards: (a) Approval by the Civil Aeronautical Administration; (b) Adequate provision for ultimate off-street parking needs. 2. Outdoor storage facilities shall not exceed twenty (20) feet in height. BUILDING SITE AREA REQUIREMENTS: 22.04 No requirement except conformance to plot and building plan on file with the Planning Commission.

- 22.05
- YARD REQUIREMENTS: 1. The minimum setback from all rights-of-way shall be seventy-five (75) feet with a minimum side and rear yard setback of fifty (50)
  - (75) feet with a minimum sloe and fear yard setnack of fifty (50) feet, the same to be clearly set out in the plot and building plan and upon the building permit application when filed.
    2. Parking for employees may be provided in the side and rear yard setbacks as specified in Section 15, BUSINESS PARKING REGULATIONS, with customer parking permitted in the front yard area but in no case shall the customer parking dominate the front yard landscaping.

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KING COUNTY, WASHINGTON August 12, 1958 Cont'd

22.06	PROHIBITED USES:
	I. Lighted signs or commercial advertising signs are prohibited
	but such prohibition shall not extend to reasonable signs relating to the use of the site stating the name and type of
	Dusiness OI the Occupant. The sign must be designed as a
	part of the architecture of the building
SECTION 23.	
23.01	USES PERMITTED: 1. Boat liveries.
· · ·	2. Hunting and fishing camps and gup clubs
• • •	3. Private summer cottages and service buildings
,	<ol> <li>Recreational camps and resorts.</li> <li>Forestry industries.</li> </ol>
a	6. Harvesting of any wild crop, such as marsh hav forms more
	and berries. 7. Hydro-electric dams, power plants, water flowage areas, trans-
×	The same stations together with necessary accordence
•	buildings. 8. Mines, quarries.
	9. Production of forest products.
	10. Camp grounds 11. Trappers' cabins
. •	12. Riding academies.
23,02	BUILDING HEIGHT LIMIT
	Not to exceed thirty-five (35) feet except as provided in Section 27 (General Provisions) and except for hydro-electric dams, power plants
22 02	end frenomiosing time toward
23.03	BUILDING SITE AREA REQUIREMENTS: The lot area shall be not less than thirty-five thousand (35,000)
	Square reel, 100 wigth shall be not less then one bundant the at
	line; and lot depth shall be not less than eighty (80) feet. The minimum lot area required for each single-family dwelling unit shall be thirty flue through for each single-family dwelling unit shall
23.04	be thirty-five thousand (35,000) square feet. YARD REQUIREMENTS:
	No structure shall be erected closer than twenty (20), feet to any
SECTION 24	protion it is it is a first of the second seco
24.01	P PARK DISTRICT REGULATIONS USES PERMITTED:
	1. Public and private parks including resorts structures and
• • •	accessory uses subject to approval by the Board upon recommen- dation of the Planning Commission.
24.02	4. Public and private playgrounds
•	BUILDING HEIGHT LIMIT: No requirements.
24.03	BUILDING SITE AREA REQUIREMENTS.
24,04	No requirements. YARD REQUIREMENTS:
۰ ۲	No structure shall be erected closer than twenty (20) foot to any
SECTION 25	public right-of-way. W WATERSHED DISTRICT REGULATIONS.
25.01	USES PERMITTED:
•	All uses permitted by statutes of the State of Washington and in compliance with any regulations adopted by Boards of Health of the
	State of washington and with any Federal regulations partaining
25,02	BUILDING HEIGHT LIMIT:
25,03	No requirements.
23.03	BUILDING SITE AREA REQUIREMENTS: No requirements.
25.04	YARD REQUIREMENTS:
SECTION 26.	No requirements. L-F LANDING FIELD DISTRICT REGULATIONS.
26,01	USES PERMITTED:
	<ol> <li>Landing fields or seaplane bases and all necessary accessory requirements for aerial transportation:</li> </ol>
	(a) A plot plan drawn to scale showing lot building plans and
	Seconders with Specifications showing consideration for sound
× .	proofing of the structures and landscaping of the grounds; (b) Seaplane bases shall also submit a designation of definite
	nearsnore waters to prevent interference with adjacent
	2. Other uses permitted in each subdivision to conform to these
•	allowed in each respective district as follows:
	LF-R-7.2 $LF-R-3$ $LF-C-1$
	LF-R-8.4 LF-R-4 LF-M-1
. ·	LF-R-12 $LF-A-1$ $LF-C-0$
	LF-R-15 LF-B-N LF-P
	$\frac{1}{24}$
	3. These permitted uses shall be subject to all state and redent
	regulations and requirements of the State of Washington and the Federal Government and their official subdivision regulating
26,02	LICTAIL AND AITIILIDS.
	BUILDING HEIGHT LIMIT: 1. Except as provided in Section 27 (General Provisions) no build-
	ing on structure shall be erected to a beight in crocce of

ing on structure shall be erected to a height in excess of

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thirty-five (35) feet above street grade without approval by the Board upon recommendation of the Planning Commission. The exceptions listed in Section 27, Sub-Section 27.02, Items 1 and 2 shall not be permitted in any Landing Field District, unless such height exceptions of any structure and all natural growths are kept below the several inclines extending from the airport and designating the safe angle of glide for airplanes approach-ing and leaving the field of the airport, as shown on the Sectional Area District Maps as Airplane Turning Zones and Airplane

- No smokestarck, pole, tower water tank or any other structure shall be built or maintained within one-thousand (1,000) feet of the boundaries of any airport to a height in excess of fifty (50) feet, even though being below the inclines extending from the airport and designating the safe angle of glide, unless for public safety such structure is marked with alternating international orange and white stripes, said stripes to be of width equal to one-seventh (1/7) and one-fourteenth (1/14) respectively of the height of the structure, the international orange starting at the top; provided that such markings shall not apply to buildings.
- 3. No building or other structure, in this section referred to or described, shall be constructed or maintained within one-thousand (1,000) feet of the boundaries of any airport unless same shall be lighted at night with red light or lights of at least one-hundred (100) watts each, or of equal neon illumination visible from all directions and located in such manner that the structure is clearly designated.

BUILDING SITE AREA REQUIREMENTS:

Any lot may be used for a building site in each Landing Field District in the same manner as required in the respective use Districts as designated for uses in Section 27, Sub-Section 27.03, YARD REQUIREMENTS:

Yard requirements in each Landing Field District shall be the same as required in the respective use Districts in the same manner as desig-nated for uses in Section 27, Sub-Section 27.04.

USES PERMITTED:

I. In all Single-family residential zones there shall be permanently maintained parking space of sufficient size to accommodate automobiles or trucks owned by the resident on the same lot or tract or within one-hundred (100) feet of such unit and owned by the unit owner provided that no more than one (1) such space is main-tained for each three thousand (3,000) square feet of lot area and provided further that the driver is the forther unit and provided further that the driveway in the front yard is used for not more than one (1) such parking space.

 for not more than one (1) such parking space.
 Detached accessory buildings in R, S and A, Use Districts shall conform to the front yard regulations pertaining to the main buildings in the above Use Districts except that detached garages may be built to the side line, provided that a joint agreement be executed and filed with the County Auditor by the two property owners concerned. Provided further that where the slope of the front balf of the lot is greater than one (1) foot rice on fail front half of the lot is greater than one (1) foot rise or fall front half of the lot is greater than one (1) loot rise or fall in seven (7) feet of run from the existing 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 existing street elevation at said property line, a garage may be built not less than ten (10) feet from the property line abutting any street, provided that no part of a movable extension of the structure shall extend into said restricted area. and whenever structure shall extend into said restricted area, and whenever the said rise or fall is greater than eight (8) feet below or the said rise or fail is greater than eight (5) feet below or above the established street elevation at the property line as described above, then said garage may be built not less than five (5) feet from the property line abutting any street, provided that no part of a movable extension of the structure shall extend. into said restricted area.

3. Utility rights-of-way lines such as high voltage transmission lines and rail lines shall be allowable in any use district upon issuance of a Use and Occupancy Permit. This is not applicable to construction on public highways covered by franchise and/or

- Excavation of black soil, peat, sand, gravel or other natural deposits of commercial value in an undeveloped area, of any use district and bunkers and other equipment for the handling and removal from the premises of such deposits are a lawful use upon removal from the premises of such deposits are a lawful use up issuance of a Use and Occupancy Permit by the Board, except as provided in Sub-Section 27.01, Item 8, upon recommendation of the Commission after public hearing and upon verification that the following conditions are met:
  - (a) The County Engineer indicates approval of plans for fencing back at least ten (10) feet from the outer margin of the area to be excavated and barring all openings thereto by locked gates when the area is not occupied by permittee or his agents and regulating the depth of excavation. The plans required from the applicant shall consist of three (3) copies of a topographic map, with such cross-sections as are necessary to adequately show the topography of the property in question and its relation to streets, alleys and surrounding property,

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SECTION 27 27,01

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together with three (3) copies of a similar map showing the extent of the proposed excavation and the contours of the ground after the removal of the material. A copy of each map shall be submitted to the County Engineer, who shall report to the Board his findings regarding the effect of the intended excavation upon streets and alleys, either existing or contemplated, and as to whether the proposed excavations will interfere with logical future development of the tract

Will interiere with logical luture development of the tract for building or other purposes, and whether it will depreciate the value of the nearby property. Should a permit to excavate then be authorized by the Board, it shall carry with it the right to remove materials to the agreed contour only. A surety bond of a sum to be determined by the Board but to be of not less than five thousand (\$5 000 00) dollars guaranteeing compliance with the proby the Board but to be of not less than five thousand (\$5,000.00) dollars guaranteeing compliance with the pro-visions of this ordinance shall be filed with the County Auditor and shall be continuously maintained until the requirements of the permit have been fully satisfied, such bond to be released by the Board upon the filing of a certi-ficate by the County Engineer that the requirements of the permit have been complied with.

permit have been complied with.
Whenever necessary and at least once each year an inspection of the property shall be made by the County Engineer to determine if the excavation is in accordance with the terms of the permit. Any surveys which said official finds are necessary shall be made by the County Engineer at the expense of the owner or applicant and the acceptance of the permit shall be considered as an agreement to pay such costs.
(b) The area is posted by signs of appropriate size to serve as clear warning of the dangerous conditions resulting from the excavation.

- excavation.
  (c) Upon completion of the excavation of an area which does not permit standing water to remain, the sides of the excavation to be graded to one-to-one slope (45 degree) and sides and other exposed surface to be graded to a uniform grade and recovered with topsoil to a depth of six (6) inches and stabilized against excession
  - (d). Upon completion of the excavation of an area where such ex-Upon completion of the excavation of an area where such ex-cavation has created or extended lakes, ponds or other bodies of water, the sides of the excavated area bordering on such a body of water shall be graded to a one-to-two slope (30 degree) and sides and other exposed ground surface shall be recovered with topsoil to a depth of six (6) inches and stabilized against erosion.
  - 5. The incineration or reduction of garbage, offal, dead animals or refuse shall be a lawful use in any area upon the issuance of a USE AND OCCUPANCY PERMIT by the Board upon compliance with the following conditions:
    - (a)All structures and installations to be located at such distance from adjoining property lines as will protect abutting property owners from hazards and will minimize noxious odors, noise,
    - (b) Must be shielded from abutting properties and highways by a slight obscuring protective strip of trees or shrubs or a fence compatible to the surrounding area.
- (c) Must meet the drainage and health requirements of King County. 6. Storage of vehicles and auto wrecking yards shall be a lawful use Storage of vehicles and auto wrecking yards shall be a lawful use in any undeveloped area where no future indications or study of growth is available upon issuance of a USE AND OCCUPANCY PERMIT by the Board upon compliance with the following conditions:
  (a) All structures and installations to be located at such distance from adjoining property lines as will protect abutting property owners from hazards, and minimize noxious odors, noise, smoke, fumes and dust

  - (b) Must be shielded from abutting property and highways by sight obscuring screening compatible to the surrounding area.
  - obscuring screening compatible to the surrounding area.
    (c) A surety bond of a sum to be determined by the Board but to be not less than One-Thousand Dollars (\$1,000.00) guaranteeing compliance with the provisions of this ordinance and removal of wrecks shall be filed with the County Auditor and shall be continuously maintained until the requirements of the permit have been fully satisfied. Where the State Licensing Division requires a bond for removal of wrecks upón expiration of the license no such b ond posting will be required by the County.
- 1 requires a bond for removal of wrecks upon explicitly of the license no such b ond posting will be required by the County.
  7. An automotive testing or time trial course shall be a lawful use upon issuance of a USE AND OCCUPANCY PERMIT by the Board upon recommendation of the Commission after public hearing and in compliance with the following conditions:
  - pliance with the following conditions:
    (a) Application for use can only be issued for a specific property and to a qualified association or organization capable of securing adequate public liability and property damage insurance. Such tests or time trials shall not be conducted until said insurance is secured and permit is void unless such insurance is in affect. is in effect.
  - (b) Appurtenant structures shall be used only as approved and all such structures and use must maintain a minimum setback of fifty (50) feet from any public right-of-way and twenty-five (25) feet from any other property line.

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- (c) The required setback area as stated in Paragraph "b" shall contain trees, shrubs and planting of a nature to insure visual obscuring of the use area except that no such screen-ing shall be developed in the twenty (20) feet adjacent to a public right-of-way
- (d) The course itself shall be fenced to prohibit use except at supervised times.
- (e) The area for such use must contain a minimum of fifty (50) acres and provide off-street parking for at least five-
- hundred (500) automobiles. (f) One (1) unlighted sign not to exceed fifty (50) square feet identifying the premises on which located or the occupant of the premises and subject to the setback limitations applicable to other structures on the lot.
- (g) A plot and building plan showing compliance with the provisions herein stated shall be filed prior to the approval of the Use and Occupancy Permit and the Building Permit application shall comply with this approved plot plan.
- 8. Temporary Permits may be issued by the Board for specific jobs on application of a governmental agency covering highway, road, street and airport construction. Such permits to be issued after a report from the County Road Engineer, showing that the work is in the public interest. Such permits to be issued only on condition that the most modern type of smoke and dust collecting equipment will be provided in order that there be a minimum of air pollution while the plant is operating. When excavation is permitted, the permittee will be required to abide by all of the regulations contained in the Washington Standard Specifications for Road and Bridge Construction. No permit to be issued for a period in excess

27.02

- of ninety (90) days. BUILDING HEIGHT LIMIT REQUIREMENTS:
  - Towers, gables, spires, scenery lofts, cupolas, water tanks, silos, artificial windbreaks, barns, windmills and similar structures and necessary mechanical appurtenances may be built and used and natural growth may be allowed to grow to a greater height than the limit established for the district in which structures are located except in Landing Field Districts; 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
- Where the average slope of the lot is greater than one (1) foot rise or fall in seven (7) feet of horizontal distance from the estab-lished street elevation of the property line, an additional story will be permitted on the downhill side of any building except in a
- Landing Field District. BUILDING SITE AREA REQUIREMENTS:
  - 1. Any lot may be used for a building site, subject to the restrictions governing the use district in which it is located if it lies within official subdivision map duly approved and recorded or shown upon an unrecorded plat or for which a deed is of record in the office of the County Auditor of King County, or for which a contract for sale is in full force and effect at the time this resolution becomes
  - is in full force and effect at the time this resolution becomes effective may be used as a building site.
    The minimum lot of irregularly shaped lots or tracts shall be measured at the front building line. No building will be permitted on a lot or tract without frontage on an officially approved public right-of-way without specific approval of the County Engineer as to sufficiency of access to such right-of-way. sufficiency of access to such right-of-way.

YARD REQUIREMENTS:

- I. Highway Border Districts be and are hereby established and shall be a part of this Resolution as each of such districts and maps are developed and approved by the Board following a recommendation of the Planning Commission and that the front, side and rear yard regulations shown on such maps shall supersede the yard requirements contained in other provisions of this Resolution.
- 2. Where official highway maps show the future width greater than the where official argumany maps show the future which greater than the dedicated width, then the front yard shall be measured from the margin of the future highway width.
   Whenever at least fifty (50) percent of all the property fronting on one side of a street between two intersecting streets is improved
- with buildings and the majority of all the buildings in said area have a front yard less or greater than the required minimum, then have a front yard less or greater than the required minimum, then no new building on an interior lot shall be required to have a less or greater front yard than the average depth of the two front yards nearest on each side; the minimum front yard depth in no case shall be less than ten (10) feet. Yard requirements 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.
- 4. Porches, terraces, chimney and fireplace extension and outside stairways unroofed, unenclosed, above and below floor or steps shall not project more than three (3) feet into any yard. Eaves shall not protrude more than eighteen (18) inches into any minimum required yard

USES PROHIBITED:

1. Outhouses for use as privies or lavatory conveniences are prohibited except as an emergency use. The sanitary conveniences must be incorporated within or made a part of the building to which they

KING COUNTY, WASHINGTON August 12, 1958 Cont'd

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	appertain and must consist of a chemical toilet or installed
	plumbing property connected with and drained into a covered
	septic tank, cesspool or closed sewer. 2. In any residence "R" district electric fences or any device
	designed to give an electric shock to any person coming in con-
	tact therewith are prohibited.
	3. Houseboats and watercraft used for habitation or commercial
	amusement shall not be moored or located within any established inner 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 and fifty (250)
SECTION 28	feet to the shore line low water mark.
28.01	USE AND OCCUPANCY USE AND OCCUPANCY PERMIT:
	1. Any person petitioning for the issuance or renewal of a USE
	AND OCCUPANCY PERMIT prescribed by this ordinance as a pre-
	requisite shall present a petition to the Planning Commission
	and shall supplement such petition with a legal description of the lot or lots, vicinity maps, plans and drawings including
	scale and dimension plans and drawings showing location of
	buildings and other principal installations - fencing and
	screening where appropriate - plus such other information that
	may be required by the Planning Commission to analyse the ap- plication and report to the Board with recommendations as to
	the degree to which the proposed use affects other uses in the
	neighborhood and corresponds to prescribed conditions and other
	provisions of this ordinance. Such petition shall be accompanied
	by a fee of \$15.00 provided however the fee shall not apply to any governmental agency or municipal corporation.
	2. This permit shall be revocable by the Board upon verification
	that the permittee is not complying with the conditions speci-
	fied in his permit.
SECTION 29	VARIANCES.
	with the granting of a building permit by the County Engineer
	he shall require an application to be made therefor in a form
	prepared by him with the payment of a fifteen (\$15.00) dollar
	fee, he shall cause an inspection to be made of the premises involved, and the posting of a notice of the date and place of
	a public hearing by him. After such hearing he may authorize
	a variance from the provisions of the Zoning Code only in such
	cases as will not be contrary to the public interest and only
	where owing to special conditions pertaining to a specific piece of property the literal enforcement of the requirements
	of the King County Zoning Code would cause undue and unnecessary
	hardship.
SECTION 30	NONCONFORMING USES
30.01	The lawful uses of land existing June 2, 1937, although such use does not conform to the provisions hereof, may be continued, but if such
	nonconforming use is discontinued any future use of said land shall
	be in conformity with the provisions of the Resolution.
30.02	If no structural alterations are made, a nonconforming use of a building may be shared to seatthe provide structure of the seatther seatth
	building may be changed to another nonconforming use of the same or more restricted classification. If a nonconforming use is changed to
	a more restricted use, no further change is permitted unless to a
	still more restricted use.
30.03	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 en-
	larged, 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
30.04	it existed June 2, 1937, be not increased. If at any time any building in existence on June 2, 1937, 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 public enemy
	to the extent of more than seventy-five (75) percent of the assessed
	value thereof, according to the assessment thereof by the 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
30.05	are located. Any building remaining vacant for a continuous period of more than
55.00	one (1) year shall not again be reoccupied except by a conforming use.
30.06	The nonconforming use of a fractional part of a building or lot shall
	not he extended to occupy a greater part of the building or lot than
	that occupied on June 2, 1937, except that a nonconforming use may be extended to that portion of a building which was arranged or designed
	for such nonconforming use as of June 2, 1937.
30.07	In every case in which, under the provisions of any Resolution of

30.07 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

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KING COUNTY, WASHINGTON August 12, 1958 Cont'd

and the second	
	any atmostype on the antablichter
	any structure or the establishing, maintaining and/or conducting of any business use, and any structure or business use exists as a
•	nonconforming use under the provisions of this Resolution, then no
. •	such license or permit shall be authorized, issued, renewed, reissued
	or extended for said business use unless and until a USE AND OCCUPANCY
2	PERMIT shall first have been secured for the continued maintenance of
SECTION 31.	said structure for use. INTERPRETATION, PURPOSE AND CONFLICT.
31.01	In their interpretation and application the provisions of this Resolu-
	tion shall be held to be the minimum requirements adopted for the pro-
	motion of the public safety, health, morals and general welfare. It
•	is not intended by this Resolution to interfere with or abrogate or
	annul any easements, covenants or other agreements between parties pro- vided, 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.
	It is to_be noted, however, that where private restrictions are greater than those imposed by this Re <u>solu</u> tion, they are not superseded by the
	provisions of this Resolution.
SECTION 32.	FILING OF PLOT PLANS
32.01	The Planning Commission shall in its rules prescribe the form and scope
	of all petitions, applications and appeals provided for in this ordinance
	and of accompanying data to be furnished so as to assure the fullest
	practicable presentation of facts for proper consideration of the matter involved in each case and for a permanent record. The observance of the
	provisions of these rules 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.
32.02	The intent of the above provision is to protect property values or the
	investment of public funds spent in the construction of highways and other public utilities or the general welfare inherent in an orderly and
-	decent development and growth of the State of Washington, by insuring
•	the location of buildings in good taste, proper proportion and in harmony
1 <b>1</b> •	with their surroundings and to secure the best and most appropriate use
SPORTON 32	of land,
SECTION 33. 33.01	AMENDMENTS AND CHANGES:
	The Planning Commission shall, as rapidly as is in its judgement feasible, proceed with the more precise classification of the unincorporated terri-
	tory 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 in the manner directed by such statutes.
	Whenever the owner of any land or building desires a reclassification of
	his property he shall present to the Planning Commission a petition duly signed and acknowledged by him requesting an amendment, supplement or
	change of regulations prescribed for such property 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.
	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
	Planning 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 changes 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 Planning Commission. Such action having been taken
	by the Planning Commission, no reconsideration of the same peition shall
	be taken within a period of six (6) months from the date of such action.
	This provision shall not be construed to prevent an appeal as herein
	provided.
	Any person or persons feeling aggrieved with any action on a petition by the Planning Commission may within ten (10) days of the Planning
	Commission's action file with the Clerk of the Board of County Commis-
	sioners a written notice of appeal of such decision, setting forth the
	reasons for such appeal. Any disapproving action by the Planning Com-
	mission shall be considered final unless such appeal is made.
	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.
33,06	Whenever any reclassification of property, any amendments, supplements
-	or changes of regulations 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 of 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, supple-
	ments or changes or regulations or amendments of such map or maps may be made upon the recommendation by either one if concurred in by the
	other.

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KING COUNTY, WASHINGTON August 12, 1958 .Cont'd

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33.07	The Planding Director or the Administrative Officer of the King
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-	subject to Commission approval and Board concurrence, requested
	rezoning to a single fail and Board concurrence, requested
	rezoning to a single-family residential classification until such
33,08	no legal notice, posting or fee shall be required in this instance.
55.00	The fee for reclassification (rezoning) of property shall be twenty-
	five dollars (\$25.00) for each petition payable upon the filing
	thereof. In cases where it is deemed desirable upon the filing Commission in connection with the dillered desirable by the Planning
•	Commission in connection with the diliterable by the Planning
	Commission in connection with the filing of a plat or id conjunction with the Comprehensive Guide officially a state of id conjunction
• .	with the Comprehensive Guide officially adopted by the Commissioner, residential reclassification will require a finite by the Commissioner,
SECTION 34.	residential reclassification will require no fee.
34.01	12010111
54.01	If any section, paragraph, subsection, clause or phrase of this Resolution is for any reason hold to
	Resolution is for any reason held to be unconstitutional or invalid, such decision shall not effect the validation of 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 and hereby declares that they would have
	passed this Resolution and each section, paragraph, sub-section, clause or phrase thereof irrespondent and the section of the
	clause or phrase thereof irrespective of the fact that any one or more sections, margarante clauser of the fact that any one or
25 00	
35.02	It shall be the duty of the County Road Engineer (Building Depart- ment) to enforce the provisions of this Part-
	the erection, construction, reconstruction, moving, conversion or alteration of buildings or to the community moving, conversion or
35,03	ing or structure or any addition thereto.
55.05	It shall be the duty of the Director of Linearce .
• •	
	any such license is required by any other and or buildings for which
35.04	any such license is required by any other Resolution of King County.
25 05	
35.05	Any building or structure hereafter setup, erected, built, moved or maintained or any use of presents to be and built, moved
	visions of this Resolution shall be and the Contrary to the pro-
	visions of this Resolution, shall be and the same is hereby declared
<b>.</b>	
· · ·	
	TO WALL BURLE OF FEMOVE SUCH BUILDING Structure on war
	and enjoin any person from setting up, erecting, building, moving or
	maintaining any such building or the
1	A A A A A A A A A A A A A A A A A A A
SECTION 2C	
SECTION 36.	REFEALING.
	All resolutions of King County inconsistent herewith to the extent
<i>.</i> .	
The above re	SVIULIVE WAS CONSIDERED by the Dianning Commission of a state of the state
sioners for	st 11, 1958 and the same was recommended to the Board of County_Commis- approval on the 11th day of August, 1958.
Vine Court	d foregoing Resolution adopted by the Board of County Commissioners of
Aing County,	Washington, this 12th day of August, 1958.

this 12th day of August, 1958. BOARD OF KING COUNTY COMMISSIONERS King County, Washington

	•
	Howard Odell
	Chairman
	William Moshier
	Commissioner
•	Dean McLean
	Commissioner
ATT :	Robert A. Morris
	County Auditor
BY:	Ralph R. Stender
	Deputy

On motion of Mr. Odell, seconded by Mr. Moshier and passed unanimously September 2, 1958 at 9:30 A.M., was set as the date of hearing to consider an amendment to Resolution No. 18801 - King County Districting (Zoning) Resolution.

On motion, the meeting was adjourned until Monday, August 18, 1958 at 9:30 A.M. -

CHAIRMAN, BOARD OF COUNTY COMMINS (0)

COMMISSIONERS

ATTEST: . ROBERT A. MORRIS Clerk of the Board

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By: Kalph & Stender Deputy

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