

## Journal of Proceedings of County Commissioners,

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  
Perry B. Johanson  
Frederick J. Nielsen  
Gerald O'Neil

Alfred W. Peeler  
Frank Perkins  
Wayland L. Scarff

SESSION LAWS  
of the  
STATE OF WASHINGTON  
1935

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

An Act relating to city, town, county and regional planning and the creation, organization, 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 conferred 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 consisting 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 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.

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 neighborhood 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 resources; to facilitate the adequate provision of transportation, water, sewerage and other public uses and requirements.

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 circulation 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.

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).

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:

- (1) 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.

SECTION 11. The commissions of two or more adjoining counties, together with the boards of such counties, are hereby empowered to cooperate in the formation of a regional planning commission for the making of a regional plan for the region defined as may be agreed upon by the said commissions and boards. Any such regional commission, when requested by the commissions of its region or by the state council, is further authorized and empowered to perform any of the other duties for its region that are specified in section 10 hereof for city and county commissions. The number of members of such regional commission, their method of appointment and the proportion of the cost of such regional planning, surveys and studies to be borne respectively by the various counties in the region, shall be such as may be agreed upon by said commissions and boards.

SECTION 12. Nothing herein contained shall be deemed to limit the right of self-governing cities of the first class to extend or enlarge the membership, duties or powers of its commission, beyond those prescribed in this act.

PASSED the House March 4, 1935.

PASSED the Senate March 2, 1935.

APPROVED by the Governor March 11, 1935.

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## RESOLUTION NO. 18801

GENERAL RESOLUTION ESTABLISHING LAND USE REGULATIONS AND DISTRICTS (Zoning) WITHIN THE UNINCORPORATED TERRITORY OF KING COUNTY, STATE OF WASHINGTON, AND REGULATING THE USES OF PROPERTY PUBLICLY AND PRIVATELY OWNED THEREIN, ADOPTING MAPS DIVIDING KING COUNTY INTO USE DISTRICTS AND PROVIDING FOR AMENDMENTS AND ADDITIONS THERETO.

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

## SECTION 1. GENERAL PURPOSE AND ADOPTION OF OFFICIAL LAND USE REGULATIONS:

For the public health, safety, morals and general welfare, and in order to assist

- (1) to secure for the citizens of King County the social and economic advantages resulting from an orderly planned use of the land resources within the county;
- (2) to regulate and restrict the location and 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 publicly and privately owned within King County; and
- (4) 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 Washington for 1935 appended hereto.

## SECTION 2. DEFINITIONS.

2.01 This resolution, embodying and making effective the Land Use Regulations of King County, State of Washington, shall be known as the "Districting Resolution" and for the purpose of this resolution certain words and terms are defined as follows: Words used in the present tense include the future; words in the singular number include the plural; and words in the plural number include the singular; the word "building" includes the word "structure" and the word "shall" is mandatory and not directory. The term "Board" when used shall mean the Board of County Commissioners of King County, Washington, and "Planning Commission" shall mean the County Planning Commission of King County, Washington.

## 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 (50) 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 for public use and affords a secondary means of access to abutting property.

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- ANIMAL PEN:** An enclosure or structure for the housing or confinement of animals.
- 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 containing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients.
  - (2) Land used or intended to be used for camping purposes by automobile transients.
- 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 connection therewith, used and/or designed for use primarily by automobile transients. A motel.
- CARETAKER'S HOUSE:** An accessory structure for the sole use of a person or persons employed on the premises.
- CARPORT:** A structure to house or protect motor vehicles owned or operated 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 including 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 exterior 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 families, living independently of each other, including all necessary household employees of each such family.
- DWELLING GROUP:** A combination arrangement of dwellings, whether detached or not, on one building site.
- DWELLING, MULTIPLE FAMILY:** A building 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"**
- ELEEMOSYNARY OR PHILANTHROPIC INSTITUTIONAL USE:** A private non-profit organization which provides any or all of the following: 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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- 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 a sidewalk, the above ground level shall be measured at the sidewalk.
- GUEST HOUSE:** A detached structure, being an accessory to a one-family dwelling 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, surgical and/or obstetrical care.
- 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 "I"  
 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 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, CORNER:** A lot located at the junction of and fronting on two or more intersecting streets.
- LOT LINES:** The boundaries of a lot as a lot is herein defined.
- 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 containing dwelling units with automobile storage space provided in connection therewith, used and/or designed for use primarily by automobile transients. A cabin camp.
- 2.15 "N"  
**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 corral, 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, swimming 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 recreational 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 hospitals.

2.20 "S"

**SCREENING:** A continuous fence supplemented with landscape planting or a continuous wall, evergreen hedge or combination thereof, that would effectively 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 including 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 remuneration, 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 ceiling next above it or between the finished under-surface or the roof directly over a particular floor.

**STREET:** A thoroughfare not less than twenty (20) feet in width which has been dedicated or deeded to the public for public use and affords a primary means of access to abutting property.

**STREET LINE OR HIGHWAY MARGIN:** The dividing line between a lot and a public street, road or 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 together 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 supporting members of a building or structure such as bearing walls, columns, beams, or girders, floor joists or roof joists.

2.21 "T"

**TRAILER COACH:** A vehicle with or without motive power designed or used for human habitation.

**TRAILER PARK:** A tract of land where space is made available for trailer coach occupancy.

2.22 "U"

**USE AND OCCUPANCY PERMIT:** A permit issued by the Board, following a recommendation 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.

2.23 "V"

**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.

2.24 "W"

2.25 "X"

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;

- (a) The nearest line of the main building; or
- (b) The nearest line of any enclosed or covered porch or accessory building, whichever is the lesser distance.
- (c) On corner lots the front yard shall be measured from the street line abutting the narrowest dimension of 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.

2.27 "Z"

## SECTION 3. ESTABLISHING USE DISTRICTS AND REGULATING THE USES OF LAND THEREIN:

3.01 In order to carry out the purpose of this Resolution in the interest of public health, safety, morals and general welfare, the following use classifications are established:

### ZONE DISTRICT

Residential Single Family District  
Residential Single Family District

### ABBREVIATED DESIGNATOR

R-6  
R-7.2

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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	S-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-M
Commercial Office District	C-O
Parks and Playgrounds District	P
Forestry-Recreation District	F-R
Watershed District	W
Airports	LF

3.02 R-A (Residential Area). Land not classified according to the aforementioned land use classification and not adopted as such on the official district maps as set forth in Section 3.03 herein, are hereby 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 are permissible in such areas.

3.03 The location and boundaries of the various land use districts as hereafter 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 resolution and said map and all notations, and other information shown thereon 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 ordinance 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 resolution 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 construed to be such boundaries.
- (b) In unsubdivided property and where a district boundary divides a lot, the location of such boundaries, unless the same are indicated by dimensions, shall be determined by use of the scale appearing on such 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 building 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 existing building or structure be moved, reconstructed or structurally altered to exceed in height the limit established by this Resolution or amendments thereto for the land use district in which such building or structure is located.

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- (c) No building or structure shall be erected, nor shall any building or structure be moved, altered, enlarged or rebuilt, nor shall any open spaces surrounding any building or structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area and yard regulations established by this Resolution or amendments thereto for the land use district in which such building or structure is located.
- (d) No yard or other open spaces provided about any building or structure for the purpose of complying with the regulations of this Resolution or amendments thereto shall be considered as providing a yard or open space for any other building or structure.
- (e) A detached garage may be erected within the rear yard setback.

SECTION 4. R-6 RESIDENTIAL SINGLE FAMILY DISTRICT.

4.01 USES PERMITTED:

- 1. Single-family dwelling unit.
- 2. Existing cemeteries.
- 3. Existing railroad rights-of-way, including passenger shelter stations, but not including switching, storage, freight yards or sidings.
- 4. Private conservatories and structures for plants and flowers.
- 5. Electrically powered fixed mechanical equipment for private utilities of a building site.
- 6. Off-Street parking space and private garages, as provided in Section 27, General Provisions.
- 7. Lodgers not to exceed two (2).
- 8. Recreational area - Private
- 9. Accessory buildings and uses which are incidental to that of the main building.

4.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:

- 1. Public schools and private schools for academic instructions:
  - (a) 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.
  - (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.
  - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
  - (d) A minimum area of one-fourth (1/4) of an acre must be provided as an area abutting or adjacent and in one (1) usable unit devoted exclusively to playfield purposes.
- 2. Day nurseries and pre-school uses:
  - (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 classroom with a minimum of two (2) parking spaces.
  - (c) One (1) unlighted sign and no larger in area than two (2) 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.
  - (d) Not more than thirty-five (35) percent coverage of the site area with structures.
  - (e) Must meet conditions prescribed by state law.
- 3. Churches:
  - (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 five (5) seats in the chapel or nave.
  - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
- 4. Community Clubs:
  - (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 seventy-five (75) square feet of gross floor area.
  - (c) Not more than thirty-five (35) percent coverage of the site with structures.
- 5. Cemeteries, 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.
- 6. Public utility and governmental buildings or structures including art galleries, libraries and museums:
  - (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.

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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.
  - (d) Structure to be consistent with the character of the surrounding area.
  - (e) Only one (1) sign no larger in area than seventy-two (72) sq. inches bearing only the name and occupation and located within the setback limitations applicable to other structures on the 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 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.
  - (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.
  - (b) No merchandise, equipment or other articles shall be displayed 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 applicable to other structures on the lot.
  - (e) No illuminated neon or other electrical advertising device shall be used.
- 10. Temporary real estate tract office to be removed upon expiration of permit unless used in compliance with the use district wherein located.
- 11. 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 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 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 Board.
- 12. 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 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 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.
- 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.
- 4.05 **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)

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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 parcel 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 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, 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 seventy-two hundred (7,200) square feet.

5.05 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 garage or carport.

SECTION 6. R-8.4 RESIDENTIAL SINGLE FAMILY DISTRICT.

6.01 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 this use district.

6.02 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 this use district.

6.03 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.

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 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 garage or carport.

SECTION 7. R-9.6 RESIDENTIAL SINGLE FAMILY DISTRICT.

7.01 USES PERMITTED:

- 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 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 requirements 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) square 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: 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 garage or carport.
- SECTION 8. R-12 RESIDENTIAL SINGLE FAMILY DISTRICT.
- 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  
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 garage or carport.
- SECTION 9. R-15 RESIDENTIAL SINGLE FAMILY DISTRICT:
- 9.01 USES PERMITTED:  
1. Any R-6 (4.01), R-7.2 (5.01), R-8.4 (6.01), R-9.6 (7.01) or R-12 (8.01) 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.  
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; 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:  
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 garage or carport.
- SECTION 10. R-2A RESIDENTIAL TWO-FAMILY DISTRICT
- 10.01 USES PERMITTED:  
1. Any use permitted in R-7.2 through R-15 Residential Single Family District.  
2. Two Family dwellings (Duplexes).  
3. 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, tenants and their guests.

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- 10.02. USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:
1. Any use permitted in an R-7.2 (5.02) District
- 10.03. 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.
- 10.04. 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, 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 duplex shall be seventy-two hundred (7,200) square feet.
- 10.05. 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 garage or carport.
- SECTION 11. R-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT.
- 11.01. USES PERMITTED:
1. Any use permitted in R-6 through R-15 and R-2A Districts.
  2. Clubs and fraternal societies whose chief activity is not a service customarily carried on as a business:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) square feet of gross floor area.
    - (b) Not more than thirty-five (35) percent coverage of the site area with structures.
    - (c) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located, or the occupant of the premises on which located, and subject to the setback limitations applicable to other structures on the lot.
  3. Flats and apartments:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each family unit contained therein.
    - (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.
  4. Fraternity and sorority houses, boarding houses and the renting of rooms for lodging purposes only:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each three (3) occupants.
    - (b) One (1) unlighted sign no larger in area than two (2) 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.
  5. Hotels with stores therein:
    - (a) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each three (3) rooms plus the required parking space for the business contained therein.
    - (b) Business uses must be conducted and entered entirely from within the building.
    - (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, institutions for philanthropic and eleemosynary uses other than correction:
    - (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 five (5) regular beds.
    - (c) Not more than thirty-five (35) percent coverage of the site area with structures.
    - (d) One (1) unlighted sign no larger in area than six (6) square feet identifying the premises on which located, or the occupant of the premises on which located, and subject to the setback limitations applicable to other structures on the lot.
- 11.02. USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT:
1. Institutions devoted in whole or in part to the treatment of persons suffering from mental illness or habitual alcoholism:
    - (a) Establish and maintain security measures to safeguard the general public from possible injury or being molested.
    - (b) Structures must be located one-hundred (100) feet or more from any other lot in an R, S, or A zone.
    - (c) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each five (5) regular beds.

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- (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 occupant of the premises on which located, and subject to the setback limitations 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 |

SECTION 12. R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT.12.01 USES PERMITTED:

- Any use permitted in R-6 through R-15, R-2A and R-2 Districts.
- Motels and motor courts.
  - Off-Street parking shall be established and maintained at a minimum ratio of one (1) parking space for each sleeping unit.
  - One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.
  - 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 sign advertising such coffee shop will be allowed.

12.02 USES PERMITTED WHEN AUTHORIZED BY THE ISSUANCE OF A USE AND OCCUPANCY PERMIT.

- Mobile home parks or trailer parks.
  - The property so used shall be readily accessible to major streets or arterials.
  - Plot plan and area must be approved by Planning Commission.
  - Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each trailer tow car.
  - One (1) sign identifying the premises on which located, or the occupant of the premises, shall be permitted upon issuance of a building permit.
  - 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.
  - Trailer cabanas and usage of the property shall be in compliance 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 height 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 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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## SECTION A-12 R-4 RESIDENTIAL TRAILER PARK DISTRICT

### A-12.01 USES PERMITTED:

1. Trailer parks with accessory buildings and individual ownership of lots when:
  - (a) A tract of land comprising a minimum area of five (5) acres thereof is approved by the Board upon recommendation of the Planning Commission.
  - (b) The entire area has one centralized sewage disposal system approved by the Seattle-King County Health Department.
  - (c) The public and private road system is attested to by the County Engineer as meeting the following standards:
    1. The public road system is approved by the County Engineer.
    2. 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.
  - (d) Parks, Playground or other recreational areas shall 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.
  - (e) A corporation shall be formed to provide for the continued 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 public body.

The presence of a house trailer upon the lot is a condition to the occupancy of any structure on a trailer park lot. (The trailer being the main structure and any other structure being an accessory building). Accessory buildings shall be not more than four hundred and fifty (450) square feet in floor area and shall be used for utility and additional living area only.

### A-12.02 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.

### 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 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.
Side yard abutting interior lot line	Five (5) feet or more.
Rear yard depth	Eight (8) feet or more.

## SECTION 13. S-1 SUBURBAN RESIDENTIAL DISTRICT

### 13.01 USES PERMITTED:

1. Any R-6 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 building site area requirements of this section.
2. Part-time agriculture, horticulture, truck gardening and such 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 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:
  - (a) The drainage, water and sanitary plans be approved by the Health Department and maintained in accordance with such approval.
  - (b) Any stable or structure in which livestock is fed or housed shall be erected not closer than one-hundred (100) feet to any dwelling other than dwellings on the lot or 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) foot high, woven wire fence, encloses said area and provided further that any such fence is not closer than thirty-five (35) feet to any dwelling erected on abutting property.
  - (d) The number of animals, excluding sucklings, on such lot or tract shall not exceed one (1) for every two-thousand (2,000) square feet contained in the fenced pasture, corral, grazing or roaming area of such lot or tract.
6. One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located, or the occupant 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:

1. Golf, polo, swimming, tennis, yacht and country clubs.

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See a separate notice, 84471

- (a) Must be located where such use will not obstruct the normal growth of adjacent neighborhood.
- (b) Off-Street Parking shall be established and maintained at a minimum ratio of one (1) parking space for each seventy-five (75) feet of gross floor area of appurtenant structures.
- (c) An appropriate buffer or planting strip as required and shown on submitted site plan.
- (d) One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located or the occupant of the premises shall be permitted upon issuance of a building permit.
2. Mink and fox farms and the raising of swine and goats for personal use:
- (a) All structures used for housing of animals, feeding pens, grazing areas and animals runs appropriately fenced, must be located one-hundred (100) feet or more from any dwelling except such as may be located on the lot or tract.
- (b) The drainage, water and sanitary plans be approved by the Health Department and maintained in accordance with such approval.
- (c) The number of swine and goats, excluding sucklings, not to exceed three (3).
- (d) One (1) unlighted sign of a size commensurate with its intended use and identifying the premises on which located or the occupant of the premises shall be permitted upon issuance of a building permit.
3. Automotive Driving Schools:
- (a) Appurtenant structures shall be used only as approved and stated and must maintain a minimum setback of fifty (50) feet from any public right-of-way.
- (b) Appurtenant structures shall be consistent with the character of the surrounding area and shall be oriented (primarily) to the interior of the property.
- (c) Off-Street Parking shall be established and maintained as per plot plan at one (1) parking space and access per seventy-five (75) square feet of gross floor area of appurtenant structures.
- (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.
- (e) Not more than thirty-five (35) percent of any site area shall be occupied by structures.
- (f) One (1) sign stating the name and service provided may be allowed provided it is located on the main structure.
- (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.
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.
- 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.
- 13.04 **BUILDING SITE AREA REQUIREMENTS:**  
The lot area shall be not 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 eighty (80) feet. The minimum lot area required for each single family dwelling unit shall be thirty-five thousand (35,000) square feet.
- 13.05 **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. |
- SECTION 14. **A-1 AGRICULTURAL DISTRICT REGULATIONS**  
14.01 **USES PERMITTED:**
- Any residential or suburban 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 building site area requirements of this section.
  - 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.
  - Dairying, stock, poultry and animal raising (including swine and goats), rabbitries, provided that no feeding pens, milking sheds and other buildings or structures designed or used for confinement of animals be located closer than five-hundred (500) feet to any dwelling except such as may be located upon the lot or tract.
  - 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.

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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 x 3) feet.

14.02 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.

14.03 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 thirty-five (135) feet.

4.04 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 or more

SECTION 15 B-P BUSINESS PARKING DISTRICT REGULATIONS15.01 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 manufacturing areas where cars are parked.
4. Trees, landscaping, walks, screening, light standards and equipment and other similar uses provided they do not reduce or impair 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 shall 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, hardware 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.
4. 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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6. Banks, business and professional offices including animal hospitals or clinics shall provide one (1) parking space for each two-hundred (200) square feet of gross floor area of the building.
7. Undertaking establishments including mortuaries, funeral homes and crematoriums shall provide one (1) parking space for each five (5) seats in the chapel or nave.
8. Bowling alleys shall provide five (5) parking spaces for each alley.
9. Stadiums, sports arenas, auditoriums and other places of assembly with fixed seats shall provide one (1) parking space for each four (4) seats.
10. Dance halls, exhibition halls and places of assembly without fixed seats shall provide one (1) parking space for each seventy-five (75) square feet of gross floor area of the building.
11. Commercial recreation places such as skating rinks shall provide one (1) parking space for each one-hundred (100) square feet of gross floor area of the building.
12. Wholesale stores, warehouses, storage buildings, motor vehicles or machinery sales shall provide one (1) parking space for each two (2) employees with a minimum of six (6) parking spaces.
13. Manufacturing uses including research and testing laboratories, creameries, soft drink bottling establishments, bakeries, canneries, printing and engraving shops shall provide one (1) parking space for each three (3) employees with a minimum of six (6) spaces.

**UNSPECIFIED USES:**

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 opinion of the Planning Commission shall be deemed most similar.

**MIXED OCCUPANCIES:**

In the case of mixed 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, except as hereinafter specified for cooperative use.

15.08

**COOPERATIVE PROVISION:**

Nothing of this section shall be construed to prevent cooperative provision of off-street parking facilities for two or more buildings or uses, provided that the total of such off-street parking spaces supplied cooperatively shall not be less than the sum of the requirements 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.

**BUILDING PERMITS:**

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 so classified.

15.10

**PARKING AREA REQUIREMENTS:**

All off-street parking areas zoned B-P (Business Parking), or public 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 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.

SECTION 16  
16.01**B-N NEIGHBORHOOD BUSINESS DISTRICT REGULATIONS:****USES PERMITTED:**

1. 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.
2. Barber shops and beauty shops.
3. Business or professional studios and offices.
4. Hand laundries, clothes cleaning agencies and pressing shops.
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.
6. Locksmiths, shoe repairing, tailoring and other light repair shops.
7. Printing establishments and newspaper printing.
8. Real estate sales office.
9. Restaurants, cafeterias, catering
10. Retail stores and personal service shops.
11. Banks and theaters.
12. Recreational Area - Commercial.

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- 16.02 **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 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.
- SECTION 17. **B-1 PRIMARY BUSINESS DISTRICT REGULATIONS.**
- 17.01 **USES PERMITTED:**
1. Any use permitted in R-6 through R-15, R-2, R-3 and B-N Districts, provided said uses comply with area, frontage and setback regulations 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.
  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
  12. Hand laundries, clothes cleaning and pressing.
  13. Locksmith, shoe and other repair shops
  14. Lumber, cpal, 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 requirements 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, bowling 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.
  27. Accessory uses and uses incidental to uses allowed in this district.
- 17.02 **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 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:**
1. 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:**
1. 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.
- 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 approval 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 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.
  10. Milk bottling plants.
  11. Plumbing shops.
  12. Cabinet shops
  13. Upholstery shops
  14. Painting shops
  15. Warehouses.
  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:**
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.

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- 19.06  
SECTION 20  
20.01
2. Residential buildings shall meet the yard requirements for that use.
- PARKING REQUIREMENTS:**  
Off-Street Parking shall be provided and maintained as prescribed in Section 15, B-P BUSINESS PARKING DISTRICT REGULATIONS.
- M-1 MANUFACTURING DISTRICT REGULATIONS.**  
**USES PERMITTED:**
1. 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 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 distillation 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.

- 78. Any use of electric power motors requiring five (5) horse-power or more.
- 79. Any other manufacturing, processing commercial or industrial uses not heretofore listed which may be classified M-1 because of possible obnoxious odors, noises, smoke or unsightliness.

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 equipment, 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:

- 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 are prohibited and residential uses shall meet the yard requirements for that use.

20.06 PARKING REQUIREMENTS:

Off-Street Parking shall be provided and maintained as prescribed in Section 15, B-P BUSINESS PARKING DISTRICT REGULATIONS,

SECTION 21

C-M INDUSTRIAL PARK DISTRICT REGULATIONS.

21.01

USES PERMITTED:

- 1. Any industrial or manufacturing use permitted in Commercial (C-1) or Manufacturing (M-1) Districts other than uses permitted 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 dedication 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 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 obscured 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.

21.03 BUILDING HEIGHT LIMIT:

- 1. 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 (2½) 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.
- BUILDING SITE AREA REQUIREMENTS:**  
 No requirements except conformance to plot and building plan on file with the Planning Commission
- 21.05 **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) 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.
- PROHIBITED USES:**
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 occupant. The sign must be designed as a part of the architecture of the building.
  2. Any residential or suburban use is prohibited in this district.
- SECTION 22  
 22.01 **C-O COMMERCIAL OFFICES DISTRICT (Dispersal Type).**
- 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:**
1. 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.
  4. 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 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 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 obscured 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:**
1. 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 (2½) 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.
- 22.04 **BUILDING SITE AREA REQUIREMENTS:**  
 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) 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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- 22.06 **PROHIBITED USES:**
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 occupant. The sign must be designed as a part of the architecture of the building.
  2. Any residential or suburban use is prohibited in this district.
- SECTION 23. **F-R FORESTRY AND RECREATIONAL DISTRICT REGULATIONS.**
- 23.01 **USES PERMITTED:**
1. Boat liveryes.
  2. Hunting and fishing camps and gun clubs.
  3. Private summer cottages and service buildings.
  4. Recreational camps and resorts.
  5. Forestry industries.
  6. Harvesting of any wild crop, such as marsh hay, ferns, moss and berries.
  7. Hydro-electric dams, power plants, water flowage areas, transmission lines and stations together with necessary accessory 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 and transmission line towers.
- 23.03 **BUILDING SITE AREA REQUIREMENTS:**  
The lot area shall be not less than thirty-five thousand (35,000) square 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.
- 23.04 **YARD REQUIREMENTS:**  
No structure shall be erected closer than twenty (20) feet to any public right-of-way.
- SECTION 24. **P. PARK DISTRICT REGULATIONS**
- 24.01 **USES PERMITTED:**
1. Public and private parks including resorts. Structures and accessory uses subject to approval by the Board upon recommendation of the Planning Commission.
  2. Public and private playgrounds.
- 24.02 **BUILDING HEIGHT LIMIT:**  
No requirements.
- 24.03 **BUILDING SITE AREA REQUIREMENTS:**  
No requirements.
- 24.04 **YARD REQUIREMENTS:**  
No structure shall be erected closer than twenty (20) feet to any public right-of-way.
- SECTION 25. **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 pertaining thereto.
- 25.02 **BUILDING HEIGHT LIMIT:**  
No requirements.
- 25.03 **BUILDING SITE AREA REQUIREMENTS:**  
No requirements.
- 25.04 **YARD REQUIREMENTS:**  
No requirements.
- SECTION 26. **L-F LANDING FIELD DISTRICT REGULATIONS.**
- 26.01 **USES PERMITTED:**
1. Landing fields or seaplane bases and all necessary accessory requirements for aerial transportation:
    - (a) A plot plan drawn to scale showing lot, building plans and setbacks 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 nearshore waters to prevent interference with adjacent property owners' beaches.
  2. Other uses permitted in each subdivision to conform to those allowed in each respective district as follows:
 

LF-R-6	LF-R-2	LF-B-2
LF-R-7.2	LF-R-3	LF-C-1.
LF-R-8.4	LF-R-4	LF-M-1
LF-R-9.6	LF-S-1	LF-C-M
LF-R-12	LF-A-1	LF-C-0
LF-R-15	LF-B-N	LF-P
LF-R-2A	LF-B-1	LF-F-R
		LF-W
  3. These permitted uses shall be subject to all State and Federal regulations and requirements of the State of Washington and the Federal Government and their official subdivision regulating aircraft and airfields.
- 26.02 **BUILDING HEIGHT LIMIT:**
1. Except as provided in Section 27 (General Provisions) no building 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 approaching and leaving the field of the airport, as shown on the Sectional Area District Maps as Airplane Turning Zones and Airplane Approach Zones.

2. No smokestack, 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.

26.03

**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,

26.04

**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 designated for uses in Section 27, Sub-Section 27.04.

SECTION 27.

**GENERAL PROVISIONS.**

27.01

**USES PERMITTED:**

1. 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 maintained for each three thousand (3,000) square feet of lot area and provided further that the driveway in the front yard is used for not more than one (1) such parking space.
2. 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 half of the lot is greater than one (1) foot 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 the said rise or fall is greater than eight (8) 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 permit.
4. 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 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,

- 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 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 provisions 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 certificate by the County Engineer that the requirements of the 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.
  - (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 erosion.
  - (d) Upon completion of the excavation of an area where such excavation 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, smoke, fumes and dust.
    - (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 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.
    - (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 upon expiration of the license no such bond 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:
    - (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 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 screening 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 of ninety (90) days.

27.02

## BUILDING HEIGHT LIMIT REQUIREMENTS:

1. 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 use as may be incidental to the permitted uses of the main building.
2. 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 established 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 the following category as of June 2, 1937. Any lot shown upon an official subdivision map duly approved and recorded or shown on 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 effective may be used as a building site.
2. 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.

## YARD REQUIREMENTS:

1. 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 dedicated width, then the front yard shall be measured from the margin of the future highway width.
3. 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 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

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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 contact 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) feet to the shore line low water mark.

SECTION 28  
28.01

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 prerequisite 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 application 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 specified in his permit.

SECTION 29

VARIANCES.

- 1. In all cases where a variance is deemed necessary in connection 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 use 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 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 enlarged, extended, reconstructed or structurally altered unless such use is changed to a use permitted under the regulations specified by this Resolution for such district in which said building is located; provided, however, that work done in any period of twelve months or ordinary structural alterations, replacements of walls, fixtures or plumbing not exceeding twenty-five percent (25%) of the assessed value of the building according to the assessment thereof by the Assessor of the County for the fiscal year in which such work is done shall be permitted, provided that the cubical contents of the building as it existed June 2, 1937, be not increased.
- 30.04 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 are located.
- 30.05 Any building remaining vacant for a continuous period of more than 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 be 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 King County, or any statute in effect at the time this Resolution takes effect, a license or permit is required for the maintenance of

any structure or the establishing, maintaining and/or conducting of any business use, and any structure or business use exists as a 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 PERMIT shall first have been secured for the continued maintenance of said structure for use.

SECTION 31.  
31.01

INTERPRETATION, PURPOSE AND CONFLICT.

In their interpretation and application the provisions of this Resolution shall be held to be the minimum requirements adopted for the promotion 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 provided, however, that where this Resolution imposes a greater restriction upon the use of buildings or land or upon height of buildings or requires larger space than is imposed or required by other resolutions, rules or regulations or by easements, covenants or agreements, the provisions of this Resolution shall govern.

It is to be noted, however, that where private restrictions are greater than those imposed by this Resolution, they are not superseded by the provisions of this Resolution.

SECTION 32.  
32.01

FILING OF PLOT PLANS

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 with their surroundings and to secure the best and most appropriate use 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 territory of King County in accordance with the provisions of the statutes of the State of Washington relating to such matters, and shall hold such public hearings as are prescribed 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 petition 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 Commissioners a written notice of appeal of such decision, setting forth the reasons for such appeal. Any disapproving action by the Planning Commission 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, supplements 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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- 33.07 The Planning Director or the Administrative Officer of the King County Planning Commission shall have the authority to recommend, subject to Commission approval and Board concurrence, requested rezoning to a single-family residential classification until such time as public redistricting (rezoning) hearings have been held.
- 33.08 no legal notice, posting or fee shall be required in this instance. 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 by the Planning Commission in connection with the filing of a plat or in conjunction with the Comprehensive Guide officially adopted by the Commissioner, residential reclassification will require no fee.

SECTION 34. VALIDITY

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

35.02 It shall be the duty of the County Road Engineer (Building Department) to enforce the provisions of this Resolution pertaining to the erection, construction, reconstruction, moving, conversion or alteration of buildings or to the occupancy of land or of any building or structure or any addition thereto.

35.03 It shall be the duty of the Director of License and all officials charged with the issuance of licenses to enforce the provisions of this Resolution pertaining to the use of land or buildings for which any such license is required by any other Resolution of King County.

35.04 It shall be the duty of the Sheriff and all officers charged with the enforcement of the law to enforce this Resolution and all provisions of same.

35.05 Any building or structure hereafter setup, erected, built, moved or maintained or any use of property hereafter contrary to the provisions of this Resolution, shall be and the same is hereby declared to be unlawful and a public nuisance and the Prosecuting Attorney shall immediately commence action or actions, proceeding or proceedings for the abatement, removal and injunction thereof in the manner provided by law, and shall take such other steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate or remove such building, structure or use and restrain and enjoin any person from setting up, erecting, building, moving or maintaining any such building or structure or using any property contrary to the provisions of this Resolution.

SECTION 36. REPEALING.

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

The above resolution was considered by the Planning Commission at a public hearing held on August 11, 1958 and the same was recommended to the Board of County Commissioners for approval on the 11th day of August, 1958.

The above and foregoing Resolution adopted by the Board of County Commissioners of King County, Washington, 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.

ATTEST:  
ROBERT A. MORRIS  
Clerk of the Board

*Howard Odell*  
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS  
KING COUNTY, WASHINGTON

By: *Ralph R. Stender*  
Deputy