



**Signature Report**

**Ordinance**

**Proposed No.** 2019-0433.1

**Sponsors** von Reichbauer

1 AN ORDINANCE relating to planning and permitting, and  
 2 amending Ordinance 10870, Section 330, as amended, and  
 3 K.C.C. 21A.08.030 and Ordinance 10870, Section 331, as  
 4 amended, and K.C.C. 21A.08.040.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Ordinance 10870, Section 330, as amended, and K.C.C.  
 7 21A.08.030 are hereby amended to read as follows:

8 A. Residential land uses.

P-Permitted Use C- Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12	NB	CB	RB	O	I
	DWELLING UNITS, TYPES:							-48					
*	Single Detached	P C12	P2		P C12	P C12	P C12	P C12	P15				
*	Townhouse				C4	C4	P11 C12	P	P3	P3	P3	P3	
*	Apartment				C4	C4	P5 C5	P	P3	P3	P3	P3	
*	Mobile Home Park				S13		C8	P					
*	Cottage Housing						P15						
	GROUP												

	<b>RESIDENCES:</b>												
*	Community Residential Facility-I				C	C	P14.a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II						P14.b	P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					
*	Senior Citizen Assisted Housing					P4	P4	P	P3	P3	P3	P3	
	<b>ACCESSORY USES:</b>												
*	Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	P18	P18		P18	P18	P18	P18	P18	P18	P18	P18	
*	Home Industry	C			C	C	C						
	<b>TEMPORARY LODGING:</b>												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses						<u>P17</u>				P		

9 B. Development conditions.

10 1. Except bed and breakfast guesthouses.

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

12 a. Site disturbance associated with development of any new residence shall be  
 13 limited to three acres. Site disturbance shall mean all land alterations including, but not  
 14 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

15 disposal systems and driveways. Additional site disturbance for agriculture, including  
16 raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be  
17 approved only if a farm management plan is prepared in accordance with K.C.C. chapter  
18 21A.30. Animal densities shall be based on the area devoted to animal care and not the  
19 total area of the lot;

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

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

25           3. Only as part of a mixed use development subject to the conditions of K.C.C.  
26 chapter 21A.14, except that in the NB zone on properties with a land use designation of  
27 commercial outside of center (CO) in the urban areas, stand-alone townhouse  
28 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and  
29 21A.14.180.

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

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

33                   (1) At least fifty percent of the site is constrained by unbuildable critical  
34 areas. For purposes of this subsection, unbuildable critical areas includes wetlands,  
35 aquatic areas and slopes forty percent or steeper and associated buffers; and

36                   (2) The density does not exceed a density of eighteen units per acre of net  
37 buildable area.

38           b. In the R-4 through R-8 zones, apartment units are permitted if the density  
39 does not exceed a density of eighteen units per acre of net buildable area.

40           c. If the proposal will exceed base density for the zone in which it is proposed,  
41 a conditional use permit is required.

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

43           7.a. Accessory dwelling units:

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

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

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

47                   (b) except as otherwise provided in subsection B.7.a.(5) of this section, a  
48 rural lot that is less than the minimum lot size; or

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

50               (3) The primary dwelling unit or the accessory dwelling unit shall be owner  
51 occupied;

52               (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,  
53 one of the dwelling units shall not exceed one thousand square feet of heated floor area  
54 except when one of the dwelling units is wholly contained within a basement or attic; and

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

58               (5) On a site zoned RA:

59                   (a) If one transferable development right is purchased from the Rural Area  
60 or Natural Resource Lands under K.C.C. chapter 21A.37, the smaller of the dwelling

61 units is permitted a maximum floor area up to one thousand five hundred square feet; and

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

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

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

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

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

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

84 (1) no aircraft sales, service, repair, charter or rental; and  
85 (2) no storage of aviation fuel except that contained in the tank or tanks of the  
86 aircraft.

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

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

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

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

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

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

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

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

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

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

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

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

110           a. developments no larger than one acre;

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

113           c. All units must be cottage housing units with no less than three units and no  
114 more than sixteen units, provided that if the site contains an existing home that is not  
115 being demolished, the existing house is not required to comply with the height limitation  
116 in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C.  
117 21A.14.025.B; and

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

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

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

123           b. The lot has a Comprehensive Plan land use designation of Rural  
124 Neighborhood Commercial Center or Rural Area; and

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

126           17. ~~((Repealed))~~ Only in the R-1 zone as an accessory to a golf facility and  
127 consistent with K.C.C. 21A.08.040.

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

129           SECTION 2. Ordinance 10870, Section 331, as amended, and K.C.C.

130 21A.08.040 are hereby amended to read as follows:

131 A. Recreational/cultural land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12 -48	NB	CB	RB	O	I
	<b>PARK/RECREATION</b> :												
*	Park	P 1	P1	P1	P1	P1	P1	P1	P	P	P	P	P1 3
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P
*	Campgrounds		P1 6 C1 6a	P1 6	P16 C16a	P16 C16 a							P1 6 C1 6a
*	Destination Resorts		S		S18	C					C		
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park		P1 9	P1 9	C2 and 18 P19	C2 P19							
*	Sports Club (17)				C4 and18	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	<b>AMUSEMENT/ENTE RTAINMENT:</b>												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P2 5
783 3	Theater, Drive-in										C		
793	Bowling Center									P	P		P



Ordinance

*	Golf Facility				C7 and 18	P7	P7	P7					
799 9 (14)	Amusement and Recreation Services		P2 1	P2 1	P8 P21 C15 and 18	P8 P21 P22 C15	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P P	P P	P21 P21	P2 1
*	Indoor Paintball Range									P26	P26		P2 6
*	Outdoor Paintball Range				C27	C27							
*	Shooting Range		C9		C9 and 18						C10		P1 0
*	Amusement Arcades									P	P		
799 6	Amusement Park										C		
*	Outdoor Performance Center		S		C12 S18		P20	P20			S		
<b>CULTURAL:</b>													
823	Library				P11	P11 C	P11 C	P28	P	P	P	P	
841	Museum	C 2 3	C2 3		P11	P11 C	P11 C	P28	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P29C1 2	P29 C12	P29 C	P29 C	P	P	P	P	

132

B. Development conditions.

133

1. The following conditions and limitations shall apply, where appropriate:

134

a. No stadiums on sites less than ten acres;

135

b. Lighting for structures and fields shall be directed away from rural area and

136

residential zones;

137

c. Structures or service yards shall maintain a minimum distance of fifty feet

138 from property lines adjoining rural area and residential zones, except for fences and mesh  
139 backstops;

140 d. Facilities in the A zone shall be limited to trails and trailheads, including  
141 related accessory uses such as parking and sanitary facilities; and

142 e. Overnight camping is allowed only in an approved campground.

143 2. Recreational vehicle parks are subject to the following conditions and  
144 limitations:

145 a. The maximum length of stay of any vehicle shall not exceed one hundred  
146 eighty days during a three-hundred-sixty-five-day period;

147 b. The minimum distance between recreational vehicle pads shall be no less  
148 than ten feet; and

149 c. Sewage shall be disposed in a system approved by the Seattle-King County  
150 health department.

151 3. Limited to day moorage. The marina shall not create a need for off-site  
152 public services beyond those already available before the date of application.

153 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities  
154 subject to the following conditions and limitations:

155 a. The bulk and scale shall be compatible with residential or rural character of  
156 the area;

157 b. For sports clubs, the gross floor area shall not exceed ten thousand square  
158 feet unless the building is on the same site or adjacent to a site where a public facility is  
159 located or unless the building is a nonprofit facility located in the urban area; and

160 c. Use is limited to residents of a specified residential development or to sports

161 clubs providing supervised instructional or athletic programs.

162           5. Limited to day moorage.

163           6.a. Adult entertainment businesses shall be prohibited within three hundred  
164 thirty feet of any property zoned RA, UR or R or containing schools, licensed daycare  
165 centers, public parks or trails, community centers, public libraries or churches. In  
166 addition, adult entertainment businesses shall not be located closer than three thousand  
167 feet to any other adult entertainment business. These distances shall be measured from  
168 the property line of the parcel or parcels proposed to contain the adult entertainment  
169 business to the property line of the parcels zoned RA, UR or R or that contain the uses  
170 identified in this subsection B.6.a.

171           b. Adult entertainment businesses shall not be permitted within an area likely  
172 to be annexed to a city subject to an executed interlocal agreement between King County  
173 and a city declaring that the city will provide opportunities for the location of adult  
174 businesses to serve the area. The areas include those identified in the maps attached to  
175 Ordinance 13546.

176           7.a. Clubhouses, maintenance buildings, equipment storage areas and driving  
177 range tees shall be at least fifty feet from rural area and residential zoned property lines.  
178 Lighting for practice greens and driving range ball impact areas shall be directed away  
179 from adjoining rural area and residential zones. Applications shall comply with adopted  
180 best management practices for golf course development. Within the RA zone, those  
181 facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in  
182 designated rural forest focus area, regionally significant resource areas or locally  
183 significant resource areas. Ancillary facilities associated with a golf course are limited to

184 practice putting greens, maintenance buildings and other structures housing  
185 administrative offices or activities that provide convenience services to players. These  
186 convenience services are limited to a pro shop, food services and dressing facilities and  
187 shall occupy a total of no more than ten thousand square feet. Furthermore, the residential  
188 density that is otherwise permitted by the zone shall not be used on other portions of the  
189 site through clustering or on other sites through the transfer of density provision. This  
190 residential density clustering or transfer limitation shall be reflected in a deed restriction  
191 that is recorded at the time applicable permits for the development of the golf course are  
192 issued; and

193 b. In addition to ancillary facilities, an organizational hotel/lodging house shall  
194 be allowed as an accessory use, subject to the following:

195 (1) only allowed in the R-1 zone;

196 (2) only allowed with a privately owned golf facility that legally existed as of  
197 January 1, 2019;

198 (3) only allowed as an incidental or subordinate use to a principal golf facility  
199 use;

200 (4) a maximum of twenty-four sleeping units is allowed; and

201 (5) shall be connected to and served by public sewer.

202 8. Limited to golf driving ranges, only as:

203 a. accessory to golf courses; or

204 b. accessory to a recreation or multiuse park.

205 9.a. New structures and outdoor ranges shall maintain a minimum distance of  
206 fifty feet from property lines adjoining rural area and residential zones, but existing

207 facilities shall be exempt.

208           b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets  
209 or arrows from leaving the property.

210           c. Site plans shall include: safety features of the range; provisions for reducing  
211 sound produced on the firing line; elevations of the range showing target area, backdrops  
212 or butts; and approximate locations of buildings on adjoining properties.

213           d. Subject to the licensing provisions of K.C.C. Title 6.

214           10.a. Only in an enclosed building, and subject to the licensing provisions of  
215 K.C.C. Title 6;

216           b. Indoor ranges shall be designed and operated so as to provide a healthful  
217 environment for users and operators by:

218                 (1) installing ventilation systems that provide sufficient clean air in the user's  
219 breathing zone, and

220                 (2) adopting appropriate procedures and policies that monitor and control  
221 exposure time to airborne lead for individual users.

222           11. Only as accessory to a park or in a building listed on the National Register  
223 as an historic site or designated as a King County landmark subject to K.C.C. chapter  
224 21A.32.

225           12.a. Only as accessory to a nonresidential use established through a  
226 discretionary permit process, if the scale is limited to ensure compatibility with  
227 surrounding neighborhoods; and

228           b. In the UR zone, only if the property is located within a designated  
229 unincorporated rural town.

230 13. Subject to the following:

231 a. The park shall abut an existing park on one or more sides, intervening roads  
232 notwithstanding;

233 b. No bleachers or stadiums are permitted if the site is less than ten acres, and  
234 no public amusement devices for hire are permitted;

235 c. Any lights provided to illuminate any building or recreational area shall be  
236 so arranged as to reflect the light away from any premises upon which a dwelling unit is  
237 located; and

238 d. All buildings or structures or service yards on the site shall maintain a  
239 distance not less than fifty feet from any property line and from any public street.

240 14. Excluding amusement and recreational uses classified elsewhere in this  
241 chapter.

242 15. For amusement and recreation services not otherwise provided for in this  
243 chapter:

244 a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on  
245 sites at least five acres or larger;

246 b. Retail sales are limited to incidental sales to patrons of the amusement or  
247 recreation service; and

248 c. Does not involve the operation of motor vehicles or off-road vehicles,  
249 including, but not limited to, motorcycles and go-carts.

250 16. Subject to the following conditions:

251 a. The length of stay per party in campgrounds shall not exceed one hundred  
252 eighty days during a three-hundred-sixty-five-day period; and

253           b. Only for campgrounds that are part of a proposed or existing county park,  
254 that are subject to review and public meetings through the department of natural  
255 resources and parks.

256           17. Only for stand-alone sports clubs that are not part of a park.

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

259           19. Only as an accessory to a recreation or multiuse park.

260           20. Only as an accessory to a recreation or multiuse park of at least twenty acres  
261 located within the urban growth area or on a site immediately adjacent to the urban  
262 growth area with the floor area of an individual outdoor performance center stage limited  
263 to three thousand square feet.

264           21. Limited to rentals of sports and recreation equipment with a total floor area  
265 of no more than seven hundred fifty square feet and only as accessory to a park, or in the  
266 RA zones, to a recreation or multiuse park.

267           22. Only as accessory to a large active recreation and multiuse park and limited  
268 to:

269           a. water slides, wave pools and associated water recreation facilities; and

270           b. rentals of sports and recreation equipment.

271           23. Limited to natural resource and heritage museums and only allowed in a  
272 farm or forestry structure, including but not limited to barns or sawmills, existing as of  
273 December 31, 2003.

274           24. Use is permitted without a conditional use permit only when in compliance  
275 with all of the following conditions:

276 a. The use is limited to camps for youths or for persons with special needs due  
277 to a disability, as defined by the American With Disabilities Act of 1990, or due to a  
278 medical condition and including training for leaders for those who use the camp;

279 b. Active recreational activities shall not involve the use of motorized vehicles  
280 such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The  
281 prohibition on motorized vehicles does not apply to such vehicles that may be necessary  
282 for operation and maintenance of the facility or to a client-specific vehicle used as a  
283 personal mobility device;

284 c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number  
285 of overnight campers, not including camp personnel, in a new camp shall not exceed:

286 (a) one hundred and fifty for a camp between twenty and forty acres; or

287 (b) for a camp greater than forty acres, but less than two hundred and fifty  
288 acres, the number of users allowed by the design capacity of a water system and on-site  
289 sewage disposal system approved by the department of health, Seattle/King County, up to  
290 a maximum of three hundred and fifty; and

291 (2) Existing camps shall be subject to the following:

292 (a) For a camp established before August 11, 2005, with a conditional use  
293 permit and that is forty acres or larger, but less than one hundred and sixty acres, the  
294 number of overnight campers, not including camp personnel, may be up to one hundred  
295 and fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

296 (b) For a camp established before August 11, 2005, with a conditional use  
297 permit and that is one hundred and sixty acres or larger, but less than two hundred acres,  
298 the number of overnight campers, not including camp personnel, may be up to three



299 hundred and fifty campers over the limit established by subsection B.24.c.(1)(b) of this  
300 section. The camp may terminate operations at its existing site and establish a new camp  
301 if the area of the camp is greater than two hundred and fifty acres and the number of  
302 overnight campers, not including camp personnel, shall not exceed seven hundred.

303 d. The length of stay for any individual overnight camper, not including camp  
304 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

305 e. The camp facilities, such as a medical station, food service hall, and activity  
306 rooms, shall be of a scale to serve overnight camp users;

307 f. The minimum size of parcel for such use shall be twenty acres;

308 g. Except for any permanent caretaker residence, all new structures where  
309 camp users will be housed, fed or assembled shall be no less than fifty feet from  
310 properties not related to the camp;

311 h. In order to reduce the visual impacts of parking areas, sports and activity  
312 fields or new structures where campers will be housed, fed or assembled, the applicant  
313 shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest  
314 property line and such parking area, field, or structures, by retaining existing vegetation  
315 or augmenting as necessary to achieve the required level of screening;

316 i. If the site is adjacent to an arterial roadway, access to the site shall be  
317 directly onto said arterial unless direct access is unsafe due inadequate sight distance or  
318 extreme grade separation between the roadway and the site;

319 j. If direct access to the site is via local access streets, transportation demand  
320 management measures, such as use of carpools, buses or vans to bring in campers, shall  
321 be used to minimize traffic impacts;

322 k. Any lights provided to illuminate any building or recreational area shall be  
323 so arranged as to reflect the light away from any adjacent property; and

324 l. A community meeting shall be convened by the applicant before submittal  
325 of an application for permits to establish a camp, or to expand the number of camp users  
326 on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of  
327 the meeting shall be provided at least two weeks in advance to all property owners within  
328 five hundred feet, or at least twenty of the nearest property owners, whichever is greater.  
329 The notice shall at a minimum contain a brief description of the project and the location,  
330 as well as, contact persons and numbers.

331 25. Limited to theaters primarily for live productions located within a Rural  
332 Town designated by the King County Comprehensive Plan.

333 26.a. Only in an enclosed building; and

334 b. A copy of the current liability policy of not less than one million dollars for  
335 bodily injury or death shall be maintained in the department.

336 27. Minimum standards for outdoor paintball recreation fields:

337 a. The minimum site area is twenty-five acres;

338 b. Structure shall be no closer than one hundred feet from any lot line adjacent  
339 to a rural area or residential zoned property;

340 c. The area where paintballs are discharged shall be located more than three  
341 hundred feet of any lot line and more than five hundred feet from the lot line of any  
342 adjoining rural area or residential zoned property. The department may allow for a lesser  
343 setback if it determines through the conditional use permit review that the lesser setback  
344 in combination with other elements of the site design provides adequate protection to

345 adjoining properties and rights-of-ways;

346           d. A twenty-foot high nylon mesh screen shall be installed around all play  
347 areas and shall be removed at the end of each day when the play area is not being used.

348 The department may allow for the height of the screen to be lowered to no less than ten  
349 feet if it determines through the conditional use permit review that the lower screen in  
350 combination with other elements of the site design provides adequate protection from  
351 discharged paintballs;

352           e. All parking and spectator areas, structures and play areas shall be screened  
353 from adjoining rural area or residential zoned property and public rights of way with  
354 Type 1 landscaping at least ten feet wide;

355           f. Any retail sales conducted on the property shall be accessory and incidental  
356 to the permitted activity and conducted only for the participants of the site;

357           g. A plan of operations specifying days and hours of operation, number of  
358 participants and employees, types of equipment to be used by users of the site, safety  
359 procedures, type of compressed air fuel to be used on the site and storage and  
360 maintenance procedures for the compressed air fuel shall be provided for review in  
361 conjunction with the conditional use permit application. All safety procedures shall be  
362 reviewed and approved by department of public safety before submittal of the conditional  
363 use permit application. All activities shall be in compliance with National Paintball  
364 League standards;

365           h. The hours of operation shall be limited to Saturdays and Sundays and  
366 statutory holidays from 8:30 A.M. to 8:30 P.M., and further restricted as applicable to  
367 daylight hours;

368           i. No more than one hundred paintball players shall be allowed on the site at  
369 any one time;

370           j. No outdoor lights or amplified sounds shall be permitted;

371           k. The facility shall have direct access to a road designated as a major collector  
372 (or higher) in the Comprehensive Plan unless the department determines through the  
373 conditional use permit review that the type and amount of traffic generated by the facility  
374 is such that it will not cause an undue impact on the neighbors or adversely affect safety  
375 of road usage;

376           l. The facility shall be secured at the close of business each day;

377           m. All equipment and objects used in the paintball activities shall be removed  
378 from the site within ninety days of the discontinuance of the paintball use; and

379           n. A copy of the current liability policy of not less than one million dollars for  
380 bodily injury or death shall be submitted with the conditional use permit application and  
381 shall be maintained in the department.

382           28. Before filing an application with the department, the applicant shall hold a  
383 community meeting in accordance with K.C.C. 20.20.035.

384           29. Only as accessory to a recreation or multiuse park of least twenty acres  
385 located within the urban growth area or on a site immediately adjacent to the urban

386 growth area or in a building listed on the National Register as an historic site or  
387 designated as a King County landmark subject to K.C.C. chapter 21A.32.  
388

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

---

Rod Dembowski, Chair

ATTEST:

---

Melani Pedroza, Clerk of the Council

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

---

Dow Constantine, County Executive

**Attachments:** None