

# PORT OF SEATTLE

P.O. BOX 1209

SEATTLE, WASHINGTON 98111

October 22, 1980

Ms. Virginia Dana  
2648 S. 142nd St.  
Seattle, WA 98168

Dear Virginia:

As requested at the last PAC meeting, the most recent information regarding the status of the Airport Open Use (AOU) classification of the King County Zoning Ordinance has been gathered and presented in this letter for your information.

The AOU classification was established and added to the King County Zoning Ordinance in response to the Sea-Tac/Communities Plan (1974) open space policies. The principal purpose to be served by the new zone and its application was to permit economic uses and development of areas affected by major airports which are compatible with neighboring residential areas, designation open-space areas, and Airport Clear Zone requirements.

Following the adoption of the AOU classification by the King County Council, the County began the designation of AOU areas through decisions made at rezoning hearings and through the Highline Community Plan and Highline Area Rezone. The rezone of residential areas within future Sea-Tac acquisition areas from an existing RS.7200 classification to AOU classification was met with serious reservations by many members of the community. The value of this new zoning classification as a means of land use transition from existing residential to open-area functions, as identified in the Sea-Tac/Communities Plan, was questioned.

These concerns over the intention and validity of the AOU classification were brought up before the King County Council Planning Subcommittee (Barden, Grieve, Chow, and Grant). On September 17, 1980, the Planning Subcommittee decided to make a recommendation to the King County Council for the deletion of the AOU classification from the Highline Area Rezone. Given the pending recommendation of the Subcommittee, action by PAC regarding the AOU classification does not appear necessary.

A copy of the AOU classification of the King County Zoning Ordinance is attached.

Sincerely,



Oris Dunham  
Chairman, Policy Advisory Committee

JY/D/36  
Attachment

steel or by causing the collapse of solid rock at such collar or portal in such manner as to permanently fill the openings with rock of sufficient size to prohibit the reopening of the workings by natural movement of the collapsed rock by gravity down inclined workings. (Res. 25789 § 2103, 1963).

**21.42.130 Minimum lot area.** The minimum required lot area of a Q-M zone shall be ten acres. (Res. 25789 § 2104, 1963).

**21.42.140 Permitted height.** No maximum height is imposed; provided any portion of a building or structure exceeding forty-five feet in height shall be set back from each property line one foot additional for each foot in height such building exceeds forty-five feet. (Res. 25789 § 2105, 1963).

**21.42.150 Maximum floor area.** The maximum floor area to be contained in all buildings in a Q-M zone shall not exceed the total area of the Q-M classified property. (Res. 25789 § 2106, 1963).

**21.42.160 Required open spaces.** In a Q-M zone no building or structure shall be located closer than twenty feet to property lines other than R or S zoned property or to a public right-of-way. (Res. 25789 § 2107, 1963).

### Chapter 21.43

## AOU AIRPORT OPEN USE CLASSIFICATION

### Sections:

- 21.43.010 Purpose.
- 21.43.020 Permitted uses.
- 21.43.030 Conditional uses.
- 21.43.040 Limitations on uses.
- 21.43.050 Lot area.
- 21.43.060 Permissible lot coverage.

**21.43.010 Purpose.** The principal purpose to be served by the airport open use (AOU) classification and its application is to permit economic uses and development of areas affected by major airports which are compatible with neighboring residential areas, designated open space areas, and airport clear zone requirements. (Ord. 3148 § 1, 1977).

**21.43.020 Permitted uses.** In the AOU zone, the following uses are permitted as specifically provided in this section, and allowed by this chapter, subject to the off-street parking requirements and the general provisions and exceptions set forth in this title beginning with Chapter 21.46:

- (1) Accessory buildings and uses customarily incidental to any of the

uses permitted or conditionally permitted in this chapter, except dwelling units, when located on the same site as the principal use;

(2) Signs; provided that:

(A) No freestanding sign shall exceed fifty square feet per face, not to exceed two faces per sign.

(B) Any sign shall be used exclusively to advertise a business conducted, services rendered, goods produced or sold upon the premises, or any other lawful activity conducted upon such premises, or to identify permitted uses.

(C) One sign per permitted use shall be allowed when mounted flush with a permitted building, not above the roof line. Such signs shall not exceed fifty square feet.

(D) Any lighted sign shall be stationary and nonflashing. Lights shall be directed groundward and shall not be arranged in a pattern which could be construed to resemble air traffic control lights.

(E) No sign shall be located closer than twenty feet to any property line not abutting a street.

(F) No sign height shall exceed fifteen feet above grade level.

(3) Public parks;

(4) Agriculture crops and open field growing, including fiber crops, sod, grains, fruit and vegetable farming;

(5) Horticultural nurseries and greenhouses for propagation and culture;

(6) Forest nurseries;

(7) Botanical gardens and arboretums;

(8) Pasture and grazing; provided that:

(A) Horses or livestock shall not exceed one per half acre.

(B) There shall be erected and maintained a fence not less than five feet nor more than six feet in height, enclosing pasture or grazing areas.

(C) Any pen or structure used to confine or feed livestock shall not be located closer than one hundred fifty feet to any boundary property line.

(D) Any open-air storage of hay, straw, shavings or similar organic materials shall maintain a distance of not less than seventy-five feet from any boundary property line. (Ord. 3148 § 2, 1977).

**21.43.030 Conditional uses.** (a) On an AOU classified property which abuts or is separated by a public road from any R or S classified property, the following uses only are permitted, subject to the issuance of a conditional use permit as provided in this chapter, and subject to the off-street parking requirements and the general provisions and exceptions set forth in this title beginning with Chapter 21.46. If the AOU classified property does not abut R or S classified property, the uses set forth in this section shall be deemed permitted uses.

(1) Commercial recreation, outdoor, including miniature golf, golf driving ranges, golf courses, pitch and putt courses, outdoor tennis courts, fishing ponds and riding stables and academies;

(2) Public utility facilities, such as telephone exchanges, sewerage or water pumping stations, electrical distribution substations, water storage reservoirs or tanks necessary for the distribution of services including business offices, warehousing, storage buildings or yards, or service yards;

(3) Outdoor storage of equipment, automobiles, machinery and building materials; provided, that such areas abutting an S or R zone shall have a wall or sight-obscuring fence at least six feet high; and further provided that on-site commodity sales shall be prohibited;

(4) Fire and police stations;

(5) Warehousing;

(6) Retail sales of agricultural and horticultural products grown on the premises.

(b) Cemeteries or the expansion of existing cemeteries in the AOU zone shall be conditionally permitted uses, regardless of location. (Ord. 3148 § 3, 1977).

**21.43.040 Limitations on uses.** Every use permitted or conditionally permitted shall be subject to the following conditions and limitations.

(1) No building or structure shall be located closer than twenty-five feet to any street property line or R or S property line.

(2) A twenty-five-foot strip adjacent to such property line shall be appropriately landscaped and maintained. Parking areas may not be located within this landscaped area. This requirement does not apply to pasture and grazing, and agricultural crop uses.

(3) Wherever a building site in an AOU zone has a common property line with R classified property or S classified property, on such common property line there shall be a twenty-five-foot setback and there shall be installed and maintained a planting screen not less than twenty feet in width, and in such planting strip there shall be evergreen broadleaf or coniferous trees with such maturity and spacing as to form an effective visual barrier within two years. The trees shall cover the full depth of the required planting area and shall be planted with a minimum tree height of six feet. Said planting screen shall be planted according to accepted practice in good soil, irrigated as necessary and maintained in good condition at all times. Planting screens required in this section shall be planted as a yard improvement at or before the time of completion of the first building, or within a reasonable time thereafter, giving due consideration to planting conditions and additional improvements on each affected lot in the AOU zone, and shall be installed and maintained at the expense of the owner or lessee of such lot.

(4) A cash performance bond may be required to assure installation and maintenance of landscaping required by this chapter.

(5) There shall not be dumped, placed or allowed to remain on any property in an AOU zone any refuse, trash, rubbish, wrecked vehicles, building materials, or equipment, or other waste material outside of a permanent building, except in nonflammable, covered or enclosed containers.

(6) No building or structure shall exceed thirty feet in height.

(7) No electronic signals or smoke-producing uses which interfere with air traffic operations shall be permitted. (Ord. 3148 § 4, 1977).

**21.43.050 Lot area.** In an AOU zone, no new lot shall be permitted to be smaller than one acre. All uses permitted in the AOU classification shall be permitted on smaller lots when those lots are created before the subject property was classified AOU. (Ord. 3148 § 5, 1977).

**21.43.060 Permissible lot coverage.** The maximum ratio of buildings to land shall be one unit of ground coverage by building to five units of total land. For the purpose of interpreting this section, paved and gravelled areas shall not constitute ground coverage. (Ord. 3148 § 6, 1977).

## Chapter 21.44

### UNCLASSIFIED USES

#### Sections:

- 21.44.010 Purpose.
- 21.44.020 Unclassified use permits required.
- 21.44.030 Uses requiring conditional use permit.
- 21.44.040 Yard requirements.
- 21.44.050 Permitted height—Floor area—Area coverage.
- 21.44.060 Off-street parking and loading area requirements.

**21.44.010 Purpose.** All of the following uses described in this chapter, and all matters directly related thereto, are declared to be uses possessing characteristics of such unique and special form as to make impractical their being included automatically in any classes of use as set forth in the various classifications herein defined, and the authority for the location and operation thereof shall be subject to review and the issuance of a use permit. The purpose of a review shall be to determine that the characteristics of any such use shall not be unreasonably incompatible with the type of uses permitted in surrounding areas and for the further purpose of stipulating such conditions as may reasonably assure that the basic purpose of this title shall be served. Factors to be considered are as set forth in Section 21.46.050. (Res. 25789 § 2200, 1963).