



King County  
Building & Land Development Division  
Parks, Planning and Resources Department  
3600 - 136th Place Southeast  
Bellevue, Washington 98006-1400

TO: Greg Kipp  
Lisa Pringle  
Gary Kohler  
Terry Brunner  
Kyle Evans  
George McCallum  
Harold Vandergriff  
Lisa Lee  
Ken Dinsmore

FM: Jerry Balcom *JB 12/4/92*

RE: Minutes of the August 7, 1992 Code Interpretation Meeting

Present: Jerry Balcom, Harold Vandergriff, George McCallum, Gordon Thomson, Henryk Hiller

1. What are the limitations on the number of horses that can be kept on a lot in the A-R zone?

Horses are considered "livestock" under the code (K.C.C. 21.04.540). The raising of livestock in pastures or structures is a permitted use in the A-R zone, subject to the proviso that on parcels of 10 acres or less, no more than one horse per half-acre is permitted (K.C.C. 21.21A.030(B)). There is no density standard for parcels over 10 acres; as a result, there is no code limit on the number of horses that can be raised as livestock on those larger parcels.

Public or rental stables are also a permitted use in the A-R zone, with a minimum of ten acres (K.C.C. 21.21A.030(G); emphasis added). The subsection permitting those stables does not contain any limits on the number of horses that can be kept there. However, since the definition of "livestock" includes animals kept in structures for boarding, sales, and increase, and public and rental stables include boarding and breeding, the livestock density limits for the zone will also apply to public or rental stables (K.C.C. 21.04.540, 21.04.805, 21.04.810). Therefore, public or rental stables on parcels of exactly 10 acres are limited to no more than one horse per half-acre. For parcels over 10 acres, the code contains no density standard and therefore no limit to the number of horses that can be kept in the stables.

A code amendment will be considered to impose livestock density limits on parcels larger than 10 acres in light of the anticipated changes in the revised zoning code.



2. Amendment of December 6, 1991 Minutes regarding whether tractor sales are permitted in the B-C zone.

After reconsideration of the issue, it was determined that the sale of tractors in the B-C zone is not a permitted use. K.C.C. 21.28.020(A) specifically excludes the sale of "automobiles, trailers, boats, heavy equipment and similar commodities" in the B-C zone. Tractors, without regard to size, are included in the definition of "heavy duty equipment" (K.C.C. 21.04.335), and so are excluded from sale in the B-C zone. It was noted that the strict application of this provision is probably unenforceable. Nonetheless, new permit requests for enterprises to sell those commodities in the B-C zone should be refused.

A code amendment will be proposed to remove the exclusion in K.C.C. 21.28.020(A), although the limitations on outdoor sales and repair activity would continue in force.

JB:HH

cc: Gordon Thomson  
Henryk Hiller  
Susan Storwick