

ORDINANCE

NO. 1012

AN ORDINANCE amending King County Districting (Zoning) Code Resolution No. 18801, as amended, providing for day nurseries.

BE IT ORDAINED BY THE COUNTY OF KING that King County Zoning Code, Resolution 18801, be further amended as follows:

SECTION 1. Amend Section 4, Sub-section 4.01 USES PERMITTED by adding thereto a new paragraph 13 to read as follows:

13. Day nurseries provided:

(a) if conducted as an accessory use to a dwelling and no more than six (6) children are cared for at one time;

(b) if conducted as a nursery school on the same site with a public or private school or a church.

SECTION 2. Amend Section 4, Sub-section 4.02, Uses Permitted after Review by the Board of Adjustment and after issuance by the Board of Adjustment of a conditional use permit by adding thereto a new paragraph 5 to read as follows:

5. Day nurseries subject to the issuance of a conditional use permit provided the following minimum conditions are met:

(a) the building site contains a minimum of 35,000 square feet and at least 2000 square feet of site area for each child cared for;

(b) no more than 50 children are cared for at one time;

(c) buildings, structures and play equipment areas shall not be closer than 30' to any property line;

(d) any play area is completely enclosed by a solid wall or fence not less than 5' nor more than 6' in height;

(e) a minimum of three off-street parking spaces plus one for each employee is provided;

(f) one stationary, non-flashing sign not exceeding sixteen square feet in area shall be permitted;

1 (g) building design, site plans and landscaping shall be of a  
2 character which is appropriate for the area.

3 SECTION 3. Amend Section 13, Sub-section 13:01 by deleting 2-A  
4 which reads as follows:

5 ~~((2-A - Day nurseries and Pre-School uses:~~

6 ~~(a) -Off Street Parking shall be established and maintained at a mini-~~  
7 ~~imum ratio of one (1) parking space for each classroom with a minimum of two~~  
8 ~~(2) parking spaces;~~

9 ~~(b) -One (1) unlighted sign and no larger in area than two (2) square~~  
10 ~~feet identifying the premises on which located or the occupant of the premises~~  
11 ~~and subject to the setback limitations applicable to other structures on the lot;~~

12 ~~(c) -Not more than thirty five (35) per cent coverage of the site area~~  
13 ~~with structures;~~

14 ~~(d) -Must meet conditions prescribed by State Law;~~

15 ~~(e) -Must have approval of the King County Sanitation Department. ))~~

16 SECTION 4. Amend Section 11, Sub-Section 11.01.8 as follows:

17 8. ~~((Day nurseries and pre-school uses;~~

18 ~~(a) -Must be located twenty (20) feet or more from any other lot in~~  
19 ~~an "R" zone;~~

20 ~~(b) -Off Street parking shall be established and maintained at a~~  
21 ~~minimum ratio of one (1) parking space for each classroom with a minimum of~~  
22 ~~two (2) parking spaces;~~

23 ~~(c) -One (1) unlighted sign and no larger in area than two (2) square~~  
24 ~~feet identifying the premises on which located or the occupant of the premises~~  
25 ~~and subject to the setback limitations applicable to other structures on the lot;~~

26 ~~(d) -Not more than thirty five (35) percent coverage of the site area~~  
27 ~~with structures;~~

28 ~~(e) -Must meet conditions prescribed by State Law. ))~~

29 8. Day nurseries, provided:

30 (a) buildings, structures and play equipment areas not closer than

1 twenty (20) feet to any property line;

2 (b) the play area to be completely enclosed to a minimum height of  
 3 six (6) feet with a solid wall or fence;

4 (c) a minimum of three off-street parking spaces plus one parking  
 5 space for each employee shall be provided;

6 (d) one stationary, non-flashing sign not exceeding sixteen square  
 7 feet in area shall be permitted.

8 SECTION 5. Amend Section A-10, Sub-Section A-10.01 PERMITTED  
 9 USES, paragraph 3 as follows:

10 3. ~~((Day nurseries, provided:~~

11 ~~(a) -Any such use shall be conducted in a dwelling;~~

12 ~~(b) -any play-yard or play equipment shall not be located in any~~  
 13 ~~required side or front yard;~~

14 ~~(c) -if more than six (6) children are cared for at any one time, -all-~~  
 15 ~~buildings and structures on the lot shall maintain a distance of not less than~~  
 16 ~~twenty (20) feet from any property line that is a common property line with "R"~~  
 17 ~~classified property.))~~

18 Day nurseries, provided:

19 (a) buildings, structures and play equipment areas shall not be  
 20 closer than 20 feet to any property line;

21 (b) the play area to be completely enclosed to a minimum height of  
 22 six (6) feet with a solid wall or fence;

23 (c) a minimum of three off-street parking spaces plus one parking  
 24 space for each employee shall be provided;

25 (d) one stationary, non-flashing sign not exceeding sixteen square  
 26 feet in area shall be permitted.

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1 INTRODUCED AND READ for the first time this 4<sup>th</sup> day  
2 of October, 1971.

3 PASSED at a regular meeting of the King County Council this 12<sup>th</sup>  
4 day of October, 1971.

6 KING COUNTY COUNCIL  
7 KING COUNTY, WASHINGTON

8 Robert B. Dunn  
9 Chairman

10 ATTEST:

11 Lee Kraft  
12 Administrator-Clerk of the Council

13 APPROVED this 21st day of October, 1971.

14 [Signature]  
15 KING COUNTY EXECUTIVE  
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