

ORDINANCE

NO. 1013

AN ORDINANCE amending King County Zoning Code, Resolution No. 25789, as amended, providing for day nurseries.

BE IT ORDAINED BY THE COUNTY OF KING that King County Zoning Code, Resolution 25789, be further amended as follows:

SECTION 1. Amend Article 4, Section 401 (24.08.020) PERMITTED USES, Paragraph (7) as follows:

~~(7) ((Nursery schools; -when located on the same site with public or private schools or churches.))~~ 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; or

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

SECTION 2. Amend Article 4, Section 201 (24.08.020) PERMITTED USES, by re-numbering paragraphs (8) through (18) as paragraphs (9) through (19) and adding thereto a new Paragraph (8) to read as follows:

(8) 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 Article 5, Section 501 (24.10.020) PERMITTED  
4 USES, Paragraph (2) to read as follows:

5            ~~(2) ((Day nurseries, -provided the following conditions are conformed~~  
6 ~~to:~~

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

8            ~~(b) -not more than fifteen (15) children shall be cared for at any one~~  
9 ~~time;-~~

10           ~~(c) -no required side yard or front yard may be used to provide a~~  
11 ~~play yard or accommodate play equipment;~~

12           ~~(d) -if more than six (6) children are cared for at any one time, -the~~  
13 ~~permitted lot coverage by buildings on the premises shall not exceed thirty~~  
14 ~~five percent (35%) of the area of the lot;~~

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

19           Day nurseries, provided:

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

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

24           SECTION 4. Amend Article 5, Section 501 (24.10.020) PERMITTED  
25 USES, by re-numbering paragraphs (3) through (8) as paragraphs (4) through  
26 (9) and adding thereto a new paragraph (3) to read as follows:

27           (3) Day nurseries subject to the issuance of a conditional use permit  
28 provided the following minimum conditions are met:

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

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

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

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

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

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

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

12 SECTION 5. Amend Article 6, Section 601 (24.12.020 (3) PERMITTED  
13 USES to read as follows:

14 (3) ((Day-nurseries,- provided-

15 (a)-such use shall be conducted in a dwelling;

16 (b)-any play-yard or play equipment shall not be located in any  
17 required side or front yard;

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

22 Day nurseries, provided:

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

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

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

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

1            SECTION 6. Amend Article 8, Section 801 (24.16.020 (1) PERMITTED  
2 USES to read as follows:

3            (1) Any use permitted in an RM-1800 zone, provided all such uses  
4 shall conform to the conditions set forth in the zone in which they are first  
5 permitted except that for dwellings, rest homes, nursing homes and convalescent  
6 homes, the yards, open spaces and lot coverage permitted by this classification  
7 shall apply ((and day nurseries shall conform to the conditions set forth in the  
8 RM-2400 classification pertaining to such use, except that they need not be in a  
9 dwelling unit)).

10           SECTION 7. Amend Article 9, Section 901 (24.18.020 (4) PERMITTED  
11 USES, to read as follows:

12            (4) ~~((Day nurseries, provided:~~

13            ~~(a) no play yard or play equipment shall be located in any required  
14 side or front yard;~~

15            ~~(b) if more than six (6) children are cared for at any one time, the  
16 permitted lot coverage by buildings shall not exceed thirty-five percent (35%)  
17 of the area of the lot;~~

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

22            Day nurseries, provided:

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

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

27           SECTION 8. Amend Article 9, Section 901 (24.18.020) PERMITTED  
28 USES, by re-numbering paragraphs (5) through (11) as (6) through (12) and  
29 adding thereto a new paragraph (5) to read as follows:

30            (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;

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

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

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

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Robert B. Dunn  
Chairman

ATTEST:  
Lee Kraft  
Administrator-Clerk of the Council

APPROVED this 21<sup>st</sup> day of October, 1971.

[Signature]  
KING COUNTY EXECUTIVE