

1 February 9, 1977

Introduced by: BERNICE STERN

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6 ORDINANCE NO. 3145

7 AN ORDINANCE relating to the zoning code, adding medical-dental  
8 clinics, as defined in the K.C.C. 21.04.430, as a conditional use in  
9 the RM-2400 Medium Density Multiple Dwelling Classification;  
10 specifying the conditions under which such clinics may be permitted;  
11 amending Ordinance 1013, Section 5, and K.C.C. 21.12.020.

11 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

12 SECTION 1. Ordinance 1013, Section 5, and K.C.C. 21.12.020 are amended to  
13 read as follows:

14 Permitted uses. In an RM-2400 zone only the following uses are permitted  
15 and as hereinafter specifically provided and allowed by this chapter, subject to  
16 the off-street parking requirements and the general provisions and exceptions set  
17 forth in this title beginning with Chapter 21.46.

18 (1) Any use permitted in the RD-3600 classification provided all such uses  
19 shall conform to the conditions set forth in the classification in which they are  
20 first permitted, except that for dwellings the yards, open spaces and lot coverage  
21 established by this classification shall apply;

22 (2) Multiple dwelling units;

23 (3) Day nurseries, provided

24 (a) Buildings, structures and play equipment areas shall not be  
25 closer than twenty feet to any property line;

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

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

30 (d) One stationary, nonflashing sign not exceeding sixteen square  
31 feet in area shall be permitted;

1 be a twenty-five foot building setback within which shall be installed and  
2 maintained a planting screen not less than ten feet in width; said planting  
3 strip shall consist of evergreen broadleaf or coniferous trees with such  
4 maturity and spacing as to form an effective six-foot high visual screen within  
5 two years. Said planting screen shall be planted according to accepted  
6 practice in good soil, irrigated as necessary and maintained in good  
7 condition at all times. Planting screens herein required shall be planted  
8 as a front and/or side yard improvement at or before the time or completion  
9 of the first building, or within reasonable time thereafter, giving due consider-  
10 ation to planting season;

11 (e) One sign only, unlighted and residential in character, shall  
12 be allowed, not to exceed sixteen square feet in area per face, two faces only  
13 being permitted;

14 (f) Any right-of-way needed for street improvements shall be  
15 dedicated as required by the King County Department of Public Works, prior  
16 to issuance of any building permit on the site;

17 (g) The adjustor may impose any additional conditions relating  
18 to building setback, screening, landscaping, street improvements, internal  
19 circulation and building placement necessary to insure compatability with  
20 the surrounding area, or to mitigate adverse impacts on the surrounding  
21 area;

22 (8) ((7)) Uses on transitional lots - one dwelling unit for each eighteen  
23 hundred square feet of lot area when the lot or building site upon which it is  
24 located has a side line abutting a lot or lots classified for RM-900 "B", "C",  
25 or "M" purposes whether or not an alley intervenes. In no case shall the  
26 property used for such transitional use consist of more than one lot or exceed  
27 a width of ninety feet, whichever is the least, nor be used to a depth greater  
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