

1 July 13, 1981

Introduced by: Gary Grant  
Proposed Ordinance No.: 81-346

2  
3  
4 ORDINANCE NO. 5674

5 AN ORDINANCE relating to zoning; making  
6 legislative findings and declaration of  
7 purpose; modifying the provisions by which  
8 day nurseries are permitted in RS and RD zones;  
9 amending Ordinance 3144, Sections 3, 4 and 6  
10 and KCC 21.08.025, 21.08.030, and 21.08.040;  
11 amending Ordinance 1013, Sections 3 and 4,  
12 Resolution 25789, Section 501, and KCC 21.10.020.

13 PREAMBLE:

14 Findings and Declaration of Purpose. The Council finds that:

15 A. The citizens of King County are experiencing a shortage  
16 of day care facilities, with existing facilities at capacity  
17 and having waiting lists;

18 B. Day care referral agencies indicate annual increases for  
19 referrals and continuing increases in the number of working  
20 mothers needing day-care assistance;

21 C. The number of day nurseries operated as accessory uses  
22 to residences are decreasing in King County due primarily  
23 to diseconomies of scale and inefficiency of operation;

24 D. Existing institutional uses located within residential  
25 areas such as churches and schools are not satisfying the  
26 increasing demand for day-care;

27 E. The County has had requests to approve conversions of  
28 existing residences in single family zoned neighborhoods  
29 to small-scale day nurseries to be operated as the primary  
30 use, which are currently prohibited;

31 F. Modifying the provisions of RS and RD zones by which day  
32 nurseries are permitted would provide the requested oppor-  
33 tunity to develop small-scale day nurseries in residential  
neighborhoods in a more economically feasible and efficient  
manner, while maintaining the ability to mitigate the po-  
tential adverse impacts of such facilities.

The Council declares that the purpose of this ordinance is  
to amend the RS and RD zone classifications, specifically  
KCC 21.08.025, 21.08.030 and 21.08.040 and KCC 21.10.020,  
to permit day nurseries as a nonresidential use and day  
nurseries on a smaller scale than currently permitted sub-  
ject to a conditional use permit, and modifying the provi-  
sions of those sections to better minimize the potential  
adverse impacts on the surrounding neighborhood.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3144, Section 3 and KCC 21.08.025

are each hereby amended to read as follows:

Permitted uses - Accessory residential. The following  
accessory uses only are permitted in an RS zone when a resi-  
dential use as permitted in Section 21.08.020 has been established  
on the subject property:

1            ~~((1))~~ A. Accessory living quarters;

2            ~~((2))~~ B. Private garages designed to accommodate not more  
3 than four cars;

4            ~~((3))~~ C. Except as provided in KCC 11.04.060, small ani-  
5 mals (household pets) not to exceed three in any combination  
6 thereof, when kept on the same lot as the residence of the owners  
7 of such pets;

8            ~~((4))~~ D. Lodgers, limited to two;

9            ~~((5))~~ E. Private docks (one only per dwelling unit) and  
10 mooring facilities for the sole use of occupants of the premises  
11 to accommodate private noncommercial pleasure craft. Docks and  
12 moorings shall be accessory to the primary use on the property  
13 to which they are contiguous, provided:

14           ~~((A))~~ 1. Structures shall conform to the applicable  
15 provisions of the shoreline management master program,

16           ~~((B))~~ 2. No part of the structure shall extend more  
17 than sixteen feet above the mean high water level,

18           ~~((C))~~ 3. No structure shall be located closer to a  
19 property side line, or property side line extended, than fifteen  
20 feet, except that docks may abut property lines for the common  
21 use of adjacent property owners, when mutually agreed to by the  
22 property owners in a contract recorded with the King County  
23 Division of Records and Elections, of which a copy must accom-  
24 pany an application for a building permit,

25           ~~((D))~~ 4. The total area of moorage shall not exceed  
26 six hundred square feet,

27           ~~((E))~~ 5. Covered moorages shall abut upon the natural  
28 shoreline,

29           ~~((F))~~ 6. Such structure shall not have a width greater  
30 than fifty percent of the width of the lot at the natural shore-  
31 line upon which it is located,

32           ~~((G))~~ 7. Any boat using such moorage shall not be used  
33 as a place of residence when so moored;

1 ((+6+)) F. Foster family day care home, twenty-four hours;

2 ((+7+)) G. Greenhouse, private and noncommercial, for  
3 propagation and culture only, with no sales from the premises  
4 permitted;

5 ((+8+)) H. Radio tower, amateur;

6 ((+9+)) I. Swimming pools and other recreational facilities  
7 for the sole use of occupants of premises and their guests;

8 ((+10+)) J. Day nurseries, (~~accessory-to-a-dwelling-where-~~  
9 ~~no-more-than-twelve-children-are-cared-for-at-one-time,-includ-~~  
10 ~~ing-the-children-of-the-resident-family,-under-six-years-of~~  
11 ~~age,-~~) provided:

12 1. A maximum of twelve children are cared for in any  
13 twenty-four hour period, provided further that the facility shall  
14 conform to the occupancy requirements of Chapter 8 of the Uniform  
15 Building Code as adopted by King County whenever more than six  
16 children are cared for at one time.

17 2. Outdoor play areas shall be provided with a minimum  
18 of seventy-five square feet in area for each child using the  
19 area at one time, and shall be completely enclosed by a solid  
20 barrier such as a berm, wall or fence, with no openings except  
21 for gates, and having a minimum height of six feet, to minimize  
22 visual and noise impacts and prevent trespassing on adjacent  
23 residentially classified properties.

24 3. Play equipment shall not be located closer than twenty  
25 feet to any property lines.

26 4. The hours of operation may be restricted to assure  
27 compatibility with surrounding development;

28 ((+11+)) K. Home occupation; provided the home occupation:

29 ((+A+)) 1. Is carried on exclusively by a member or  
30 members of a family residing in the dwelling unit,

31 ((+B+)) 2. Is clearly incidental and secondary to the  
32 use of the property for dwelling purposes with the floor area  
33

1 devoted to the home occupation not exceeding twenty percent of  
2 the living area of the dwelling unit,

3 ((+E+)) 3. Has no display or sign not already permitted  
4 in the zone,

5 ((+D+)) 4. Has no outside storage nor other exterior in-  
6 dication of the home occupation or variation from the residential  
7 character of the property,

8 ((+E+)) 5. Does not require truck delivery or pickup,  
9 nor the installation of heavy equipment, large power tools or  
10 power sources not common to a residential dwelling,

11 ((+F+)) 6. Does not create a level of noise vibration,  
12 smoke, dust, odors, heat or glare beyond that which is common  
13 to a residential area, and

14 ((+G+)) 7. Does not create a level of parking demand  
15 beyond that which is normal to a residential area,

16 ((+H+)) 8. Does not include automobile, truck or heavy  
17 equipment repair, body work or painting; nor parking or storage  
18 of heavy equipment including trucks of over one-ton load storage  
19 of building materials such as lumber, plasterboard, pipe, paint  
20 and the like, for use on other premises;

21 ((+I2+)) L. One nameplate not exceeding two square feet in  
22 area containing the name of the occupant of the premises;

23 ((+I3+)) M. Aircraft hangar, provided:

24 ((+A+)) 1. No aircraft sales, service, repair, charter  
25 or rental shall be permitted on the premises; nor shall storage  
26 of any aircraft on the premises for such purposes be permitted.

27 ((+B+)) 2. Only one single- or twin-engined noncommercial  
28 aircraft (excluding helicopters) shall be accommodated on the  
29 premises.

30 ((+E+)) 3. No aviation fuel except that contained in the  
31 tank or tanks of the aircraft itself shall be stored on the pre-  
32 mises.

1           ((~~D~~)) 4. No hangar shall be allowed except on lots which  
2 abut, or have a legal access which is not a county right-of-way  
3 to a landing field in conformance with Chapter 21.44.

4           ((~~E~~)) 5. No hangar constructed pursuant to this section  
5 shall exceed twenty feet in height above average grade, nor have  
6 a gross area exceeding three thousand square feet;

7           ((~~14~~)) N. Beehives, limited to four, provided:

8           ((~~A~~)) 1. Colonies shall be maintained in movable-frame  
9 hives at all times.

10          ((~~B~~)) 2. Adequate space shall be maintained in each  
11 hive to prevent overcrowding and swarming.

12          ((~~E~~)) 3. Colonies shall be requeened following any  
13 swarming or aggressive behavior.

14          ((~~B~~)) 4. All colonies shall be registered with the  
15 county agricultural extension agent prior to April 1st of each  
16 year; state registration form is acceptable for use with the  
17 county.

18          ((~~E~~)) 5. Hives shall not be located within twenty-five  
19 feet of any property line, except:

20          ((~~1~~)) a. When situated eight feet or more above adja-  
21 cent ground level; or

22          ((~~11~~)) b. When situated less than six feet above  
23 adjacent ground level and behind a solid fence or hedge six feet  
24 in height parallel to any property line within twenty-five feet  
25 of the hive and extending at least twenty feet beyond the hive  
26 in both directions.

27          ((~~F~~)) 6. Bees living in trees, buildings, or any other  
28 space except in movable-frame hives; abandoned colonies; or  
29 diseased bees constitute a public nuisance, and shall be abated  
30 as set forth in Chapter 21.69.

31          ((~~G~~)) 7. Lots containing more than fifteen thousand  
32 square feet, but less than thirty-five thousand square feet of  
33 area may have up to sixteen beehives.

1           ((H)) 8. Lots containing thirty-five thousand square  
2 feet or more shall be limited to fifty beehives.

3           SECTION 2. Ordinance 3144, Section 4 and KCC 21.08.030 are  
4 each hereby amended to read as follows:

5           Permitted uses - Primary nonresidential. The following  
6 nonresidential uses only are permitted outright in an RS zone,  
7 subject to the off-street parking requirements, landscaping  
8 requirements, and the general provisions and exceptions set  
9 forth in this title beginning with Chapter 21.46, and subject  
10 to the provisions of the King County shoreline management master  
11 program where applicable:

12           ((+1)) A. Art galleries and museums, when located in a  
13 public park or on a private school site;

14           ((+2)) B. Cemeteries which were legally in existence prior  
15 to the effective date of the adoption of this title;

16           ((+3)) C. Churches, providing the following conditions  
17 are conformed to:

18           ((+A)) 1. All buildings and structures on the site shall  
19 not cover more than forty percent of the area of the site.

20           ((+B)) 2. Buildings and structures on the site shall not  
21 be closer than thirty feet to any property line, except that a  
22 detached one-family dwelling on such site need conform only to  
23 the yard requirements and required distance between buildings  
24 as prescribed for residences by this chapter.

25           ((+E)) 3. The height limits of the RS classification  
26 shall apply, except that the height shall be measured to the  
27 mean height of the roof.

28           ((+D)) 4. On interior lots, the required side yards may  
29 be used to provide off-street parking areas and on corner lots  
30 the interior side yards may be similarly used. Under no circum-  
31 stances may the required front yard or the side yard on the side  
32 street be used for off-street parking.

33

1           ((+E+)) 5. All lights provided to illuminate any parking  
2 area or building on such site shall be so arranged as to direct  
3 the light away from any adjoining premises.

4           ((+F+)) 6. Church sites shall abut and be accessible  
5 from at least one public street having two moving traffic lanes  
6 and a dedicated width that will permit not less than a thirty-  
7 six-foot roadway.

8           ((+G+)) 7. The following signs only are permitted:

9           ((+I+)) a. One sign area, lighted or unlighted, on the  
10 outside wall of the main building and parallel thereto, having an  
11 area not greater than forty square feet;

12           ((+II+)) b. A detached sign having an area of not more  
13 than twenty square feet and on which both faces may be utilized,  
14 such being securely mounted on the ground on supports and the  
15 top of which sign shall be not more than six feet above the  
16 natural level of the ground upon which it rests. On corner  
17 and reverse corner lots one such sign may be placed facing each  
18 street;

19           ((+III+)) c. A detached readerboard sign having an  
20 area no greater than fifty square feet, lighted or unlighted,  
21 and on which both faces may be utilized.

22           ((+H+)) 8. For purposes of determining conformance to  
23 the foregoing conditions and the parking requirements, a plot  
24 plan showing ultimate location and use of all buildings, loca-  
25 tion of signs, location and amount of off-street parking areas,  
26 location and adequacy of ingress to and egress from parking  
27 areas, landscaping and sketches to scale showing the building  
28 elevations and floorspace to be devoted to seating or assembly  
29 purposes, shall be filed with and approved by the Building and  
30 Land Development Division prior to the issuance of any building  
31 permit and thereafter the issuance of building permits shall be  
32 governed by and conform to the approved plot plan. If, later,  
33

1 a modified plot plan is submitted, the modified plan shall conform  
2 to the conditions and requirements of this title or any amend-  
3 ments in effect at the time the modified plan is submitted;

4 ((+4)) D. Golf courses, private or public, including  
5 clubhouse, accessory driving range, pitch and putt courses,  
6 provided:

7 ((+A)) 1. All buildings or structures shall maintain  
8 a distance of not less than fifty feet from any property boundary  
9 line and from any street boundary line.

10 ((+B)) 2. No required yard or open space on the premises  
11 may be used to provide parking spaces for cars or vehicles.

12 ((+e)) 3. Where property devoted to these purposes is  
13 bounded by a street, then on any street property line no entrance-  
14 exit facilities for automobiles shall be located closer than one  
15 hundred feet from a street intersection;

16 ((+5)) E. Libraries, publicly operated,

17 ((+6)) F. Parks, publicly owned and operated, provided:

18 ((+A)) 1. No bleachers or stadiums are permitted if the  
19 site is less than ten acres, and no public amusement devices for  
20 hire are permitted.

21 ((+B)) 2. Any lights provided to illuminate any build-  
22 ing or recreational area shall be so arranged as to reflect the  
23 light away from any premises upon which a dwelling unit is located.

24 ((+e)) 3. All buildings or structures or service yards  
25 on the site shall maintain a distance not less than fifty feet  
26 from any property line and from any public street;

27 ((+7)) G. Schools, elementary, junior high and high, and  
28 junior colleges, public or parochial; provided the following  
29 conditions are conformed to:

30 ((+A)) 1. No less than the following minimum site areas  
31 shall be provided:

32 ((+i)) a. For elementary schools, five acres,  
33



1            ~~((iii))~~ b. For junior high schools, ten acres,

2            ~~((iii))~~ c. For senior high schools, fifteen acres,

3            ~~((iv))~~ d. For junior colleges, twenty acres.

4            ~~((B))~~ 2. All buildings and structures shall maintain a  
5 distance not less than thirty feet from any property line.

6            ~~((E))~~ 3. All buildings, including accessory buildings  
7 and structures, shall not cover more than forty percent of the  
8 area of the site.

9            ~~((D))~~ 4. The following signs only are permitted:

10           ~~((i))~~ a. One sign, lighted or unlighted, on the out-  
11 side wall of the main building and parallel thereto, having an  
12 area not greater than forty square feet,

13           ~~((ii))~~ b. A detached sign, lighted or unlighted,  
14 totalling not more than twenty square feet and on which both  
15 faces may be utilized, such sign being securely mounted on the  
16 ground and the top of which sign shall be not more than six feet  
17 above natural grade. On corner and reverse corner lots one such  
18 sign may be placed facing each street;

19           ~~((F))~~ H. Signs, only the following (except as provided  
20 for churches and schools):

21           ~~((A))~~ 1. One nameplate not exceeding two square feet  
22 in area containing the name of the occupant of the premises,

23           ~~((B))~~ 2. One unlighted sign not exceeding six square  
24 feet in area pertaining to the sale, lease or hire of only the  
25 particular building, property or premises upon which displayed  
26 (including a vacant lot or parcel),

27           ~~((E))~~ 3. An unlighted permanent community identification  
28 sign in connection with a subdivision or planned unit development  
29 provided:

30           ~~((i))~~ a. A maximum of two signs shall be permitted  
31 per subdivision or planned unit development.

32           ~~((ii))~~ b. Each sign shall not exceed forty-two inches  
33 in height.

1           (~~(iii)~~) c. Each sign shall not exceed twenty square  
2 feet in area.

3           (~~(iv)~~) d. Each sign shall be residential in character.

4           (~~(v)~~) e. Each sign shall not reduce sight distance  
5 at intersections.

6           (~~(vi)~~) f. Each sign may be located in a tract separate  
7 from residential lots, on a landscaping or other easement, or on  
8 county right-of-way with the approval of the Department of Public  
9 Works. In no event shall the county assume maintenance or li-  
10 ability responsibility for such signs;

11           (~~(9)~~) I. Unclassified uses, as provided in Chapter 21.44.

12           J. Day nurseries, provided:

13           1. A maximum of twelve children are cared for in any  
14 twenty-four hour period, provided further that the facility shall  
15 conform to the occupancy requirements of Chapter 8 of the Uniform  
16 Building Code as adopted by King County whenever more than six  
17 children are cared for at one time.

18           2. A minimum of two off-street parking spaces shall be  
19 required which shall not be located within any required yards.

20           3. Buildings, structures and landscaping shall be of a  
21 character which is appropriate for the area.

22           4. Outdoor play areas shall be provided with a minimum  
23 of seventy-five square feet in area for each child using the area  
24 at one time, and shall be completely enclosed by a solid barrier  
25 such as a berm, wall or fence, with no openings except for gates,  
26 and having a minimum height of six feet, to minimize visual and  
27 noise impacts and prevent trespassing on adjacent residentially  
28 classified properties.

29           5. Play equipment shall not be located closer than twenty  
30 feet to any property lines.

31           6. The hours of operation may be restricted to assure  
32 compatibility with surrounding neighborhood.

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1            SECTION 3. Ordinance 3144, Section 6 and KCC 21.08.040 are  
2 each hereby amended to read as follows:

3            Conditional uses. In an RS zone the following conditional  
4 uses (~~only~~) are permitted, subject to the restrictions of this  
5 section, Chapter 21.58, and the provisions of the King County  
6 shoreline management master program, where applicable:

7            (~~1~~) A. Recreational facilities, community noncommercial,  
8 including clubhouse facilities, provided:

9            (~~A~~) 1. A solid wall or view-obscuring fence or hedge  
10 not less than five feet nor more than six feet in height shall  
11 be erected and maintained on any exterior boundary line which  
12 is a common property line with R, S, or G classified property.  
13 Wherever a six-foot wall, fence or hedge is permitted, open, wire  
14 mesh screens may be erected to heights greater than six feet  
15 where needed for protective purposes.

16            (~~B~~) 2. Any building or structure on the site shall  
17 maintain a distance not less than twenty-five feet from any  
18 abutting R, S or G classified property.

19            (~~e~~) 3. Any lights provided to illuminate any build-  
20 ing or recreational area shall be so arranged as to reflect the  
21 light away from any premises upon which a dwelling unit is lo-  
22 cated.

23            (~~D~~) 4. The site shall be located upon, or have ade-  
24 quate access to a public thoroughfare.

25            (~~2~~) B. Boat moorages for pleasure craft only in con-  
26 nection with community and noncommercial recreational facilities  
27 as set forth in this section, whether the moorage is publicly  
28 or privately owned; provided:

29            (~~A~~) 1. No boat sales, service, repair, boat charter  
30 or rental shall be permitted on the premises.

31            (~~B~~) 2. The deck of any pier shall be no more than  
32 five feet above high water level.

1           ~~((E))~~ 3. On-shore toilet facilities shall be provided.

2           ~~((D))~~ 4. Boats using such moorage facilities shall not  
3 be used as a place of residence.

4           ~~((B))~~ 5. No overhead wiring shall be permitted on piers  
5 or floats except within covered moorage structures.

6           ~~((F))~~ 6. All covered structures over water shall abut  
7 upon the shore and be at least forty feet apart when placed  
8 side by side. When covered structures are placed end to end or  
9 side to end, one of the structures shall abut upon the shore,  
10 and the structures shall be at least fifteen feet apart.

11           ~~((G))~~ 7. No covered structures over water shall be  
12 permitted to extend out from shore a distance greater than fifty  
13 percent of the maximum permitted distance from shore of a pier  
14 on the subject premises, but in no case a distance of more than  
15 fifty feet from shore.

16           ~~((H))~~ 8. No pier, including finger piers, shall occupy  
17 more than ten percent of the water area of any lot upon which  
18 the same is built, nor shall the total area of covered structures  
19 over water occupy more than twenty percent of the water area of  
20 such lot.

21           ~~((I))~~ 9. All covered structures over water under one  
22 ownership shall be built in a uniform manner and design and no  
23 point in the roof of such structure shall be higher than sixteen  
24 feet above high water in fresh water and no floating moorage  
25 located in fresh or tidal water shall have a structure higher  
26 than sixteen feet from the water line.

27           ~~((J))~~ 10. The roofs of covered moorage shall contain  
28 no more than seventy-two hundred square feet of area in any one  
29 unit, and such roofs shall not be supported directly by extended  
30 piling.

31           ~~((K))~~ 11. Side walls on covered structures shall not  
32 exceed fifty percent of the area of any three sides and shall  
33

1 be of rigid or semirigid material and shall cover from external  
2 view all roof bracing.

3 ~~((3))~~ C. Day nurseries ~~((provided))~~ when more than  
4 twelve children are to be cared for at one time, subject to the  
5 following provisions which the zoning adjustor may waive or  
6 modify when circumstances warrant:

7 ~~((A)--The building site contains a minimum of thirty-five~~  
8 ~~thousand square feet and at least two hundred square feet of site~~  
9 ~~area for each child cared for.~~

10 ~~(B)--Buildings, structures and play equipment shall not be~~  
11 ~~closer than thirty feet to any property lines except as provided~~  
12 ~~in subdivision (G).~~

13 ~~(C)--Any play area shall be completely enclosed by a solid~~  
14 ~~wall or fence not less than five feet nor more than six feet in~~  
15 ~~height.~~

16 ~~(D)--A minimum of three off-street parking spaces plus~~  
17 ~~one for each employee on duty shall be provided.~~

18 ~~(E)--One stationary, nonflashing sign not exceeding sixteen~~  
19 ~~square feet in area shall be permitted.~~

20 ~~(F)--Building design, site plans and landscaping shall be of~~  
21 ~~a character which is appropriate for the area.~~

22 ~~(G)--Buildings and structures may be allowed to reduce side~~  
23 ~~and rear yards to a minimum of five feet from a side or rear lot~~  
24 ~~line when such reduction is compatible with adjacent uses and~~  
25 ~~properties.--In approving such reductions, the zoning adjustor~~  
26 ~~shall impose such additional screening, landscaping and fencing~~  
27 ~~requirements as are necessary to protect neighboring uses and~~  
28 ~~properties from adverse impacts.~~

29 ~~(H)--The site shall have direct access from a street desig-~~  
30 ~~nated and developed at least as a collector arterial.--In addi-~~  
31 ~~tion, day nurseries proposed to care for over one hundred children~~  
32 ~~also shall be functionally convenient to a designated and develop-~~  
33 ~~ed secondary arterial.)~~

1           1. A minimum site area of 7,200 square feet is required  
2 for thirteen children, and an additional 400 square feet of site  
3 area is required for each additional child to be cared for.

4           2. The facility shall conform to the occupancy require-  
5 ments of Chapter 8 of the Uniform Building Code as adopted by  
6 King County.

7           3. Direct access to a designated and developed arterial  
8 street shall be required.

9           4. A minimum of one off-street parking space for each ten  
10 children cared for plus one for each employee on duty shall be  
11 required, provided no parking shall be located within required  
12 yards.

13           5. Buildings, structures and landscaping shall be of a  
14 character which is appropriate for the area.

15           6. Outdoor play areas shall be provided with a minimum of  
16 seventy-five square feet in area for each child using the area  
17 at one time, and shall be completely enclosed by a solid barrier  
18 such as a berm, wall or fence, with no openings except for gates,  
19 and having a minimum height of six feet, to minimize visual and  
20 noise impacts and prevent trespassing on adjacent residentially  
21 classified properties.

22           7. Play equipment shall not be located closer than twenty  
23 feet to any property lines.

24           8. The hours of operation may be restricted to assure  
25 compatibility with surrounding development.

26           9. One sign not exceeding two square feet in area is  
27 permitted.

28           ((+4)) D. Seaplane hangars, provided:

29           ((+A)) 1. No aircraft sales, service, repair, charter  
30 or rental shall be permitted on the premises, nor shall storage  
31 of any aircraft on the premises for such purposes be permitted.

32           ((+B)) 2. Only one single-engined or twin-engined pri-  
33 vate noncommercial seaplane (excluding helicopters) shall be

1 accommodated on the premises.

2 ((+E+)) 3. No aviation fuel except that contained in the  
3 tank or tanks of the seaplane itself shall be stored on the  
4 premises.

5 ((+B+)) 4. Seaplane hangars shall conform to all appli-  
6 cable zoning and shoreline management regulations governing  
7 moorage facilities and covered boathouses.

8 ((+E+)) 5. No landing field or other facility for land-  
9 based aircraft shall be allowed, except as an unclassified use  
10 in conformance with Chapter 21.44.

11 ((+5+)) E. Nonresidential buildings which were built in  
12 the zone for permitted uses such as public or private schools,  
13 fire stations, libraries or recreation facilities may, when no  
14 longer needed for their intended purpose, be reused without  
15 extension, exterior modification or expansion for the following  
16 activities:

17 ((+A+)) 1. Retirement home; provided:

18 ((+i+)) a. The site shall be convenient to public  
19 transportation.

20 ((+ii+)) b. The lot area per dwelling unit shall not  
21 be less than twenty-four hundred square feet.

22 ((+iii+)) c. The amount of off-street parking required  
23 shall not be less than one parking space per four dwelling units.

24 ((+iv+)) d. A solid wall or view-obscuring fence or  
25 hedge not less than five feet nor more than six feet in height  
26 shall be erected and maintained on an exterior boundary line  
27 when the adjacent property is used for residential purposes.

28 ((+B+)) 2. Rest homes, nursing and convalescent homes,  
29 provided:

30 ((+i+)) a. All buildings and structures shall maintain  
31 a distance not less than twenty feet from any lot developed with  
32 a residence.

33

1           ((+ii+)) b. A solid wall or view-obscuring fence or  
2 hedge not less than five feet nor more than six feet in height  
3 shall be erected and maintained on any exterior boundary line  
4 which is a common property line with R classified property when  
5 such R classified property is used for residential purposes.

6           ((+iii+)) c. The use shall be convenient to public  
7 transportation.

8           ((+iv+)) d. The lot area per dwelling unit shall not  
9 be less than twenty-four hundred square feet.

10          ((+v+)) e. The amount of off-street parking required  
11 shall not be less than one parking space per four dwelling units.

12          ((+e+)) 3. Uses rendering governmental social services  
13 to the individual; provided:

14           ((+i+)) a. The site shall abut a road developed to at  
15 least the secondary arterial standards of King County.

16           ((+ii+)) b. The use shall not include the sale or  
17 handling of commodities.

18           ((+iii+)) c. A solid wall or view-obscuring fence or  
19 hedge not less than five feet nor more than six feet in height  
20 shall be erected and maintained on an exterior boundary line when  
21 the adjacent property is used for residential purposes.

22          ((+D+)) 4. Hospitals, on school sites only; provided:

23           ((+i+)) a. The site shall abut a road developed to at  
24 least the secondary arterial standards of King County.

25           ((+ii+)) b. All buildings and structures shall be at  
26 least twenty feet from any property line.

27           ((+iii+)) c. A solid wall or view-obscuring fence or  
28 hedge not less than five feet nor more than six feet in height  
29 shall be erected and maintained on an exterior boundary line  
30 when the adjacent property is used for residential purposes.

31           ((+iv+)) d. No expansion of the use via new construction  
32 on the site shall be allowed. Interiors of structures existing  
33



1 at the time the use is established may be remodeled.

2 ~~((E))~~ 5. Those uses enumerated in subsections (1) and  
3 (3) of this section, subject to the conditions set forth in those  
4 subsections.

5 SECTION 4. Ordinance 1013, Sections 3 and 4, Resolution  
6 25789, Section 501 and KCC 21.10.020 are each hereby amended to  
7 read as follows:

8 Permitted uses. In an RD 3600 zone, only the following uses  
9 are permitted and as hereinafter specifically provided and  
10 allowed by this chapter, subject to the off-street parking re-  
11 quirements and the general provisions and exceptions set forth in  
12 this title beginning with Chapter 21.46.

13 ~~((1))~~ A. Any use permitted in an RS zone; provided all  
14 such uses shall conform to the conditions set forth for each in  
15 the RS classification, except that for dwellings the yards and  
16 open spaces required by this classification shall apply;

17 ~~((2)--Day-nurseries, provided:~~

18 ~~(a)--If-conducted-as-an-accessory-use-to-a-dwelling-and-no  
19 more-than-six-children-are-cared-for-at-one-time, or~~

20 ~~(b)--If-conducted-as-a-nursery-school-on-the-same-site-with  
21 a-public-or-private-school-or-a-church;~~

22 ~~(3)--Day-nurseries-subject-to-the-issuance-of-a-conditional  
23 use-permit, provided-the-following-minimum-conditions-are-met:~~

24 ~~(a)--The-building-site-contains-a-minimum-of-thirty-five  
25 thousand-square-feet-and-at-least-two-thousand-square-feet-of  
26 site-area-for-each-child-cared-for,~~

27 ~~(b)--No-more-than-fifty-children-are-cared-for-at-one-time,~~

28 ~~(c)--Buildings, structures-and-play-equipment-areas-shall  
29 not-be-closer-than-thirty-feet-to-any-property-line,~~

30 ~~(d)--Any-play-area-is-completely-enclosed-by-a-solid-wall-or  
31 fence-not-less-than-five-feet-nor-more-than-six-feet-in-height,~~

32 ~~(e)--A-minimum-of-three-off-street-parking-spaces-plus-one~~

33

1 fer-each-employee-is-provided,

2        ~~(f) -- One stationary, nonflashing sign not exceeding sixteen~~  
3 ~~square feet in area shall be permitted,~~

4        ~~(g) -- Building design, site plans and landscaping shall be of~~  
5 ~~a character which is appropriate for the area;))~~

6        ~~((4))~~ B. A duplex, or a two-family dwelling. If only a  
7 singlefamily dwelling exists on a lot on the effective date of  
8 this title,\* any additional dwelling unit shall be attached to  
9 and made a part of the building containing the existing dwelling  
10 unit;

11        ~~((5))~~ C. Accessory buildings structures and uses, in-  
12 cluding but not limited to the following:

13        ~~((a))~~ 1. Accessory buildings, structures and uses as  
14 set forth in the RS classification, and under the same conditions  
15 set forth for each therein, except that where more than one  
16 dwelling unit is involved, private garages shall be limited to  
17 accommodating not more than two cars for each dwelling unit,  
18 and an accessory boathouse or hangar shall be limited to accom-  
19 modating not more than one private noncommercial pleasure craft  
20 for each dwelling unit on the premises,

21        ~~((b))~~ 2. If only a single-family dwelling exists on  
22 the lot, not more than four lodgers are permitted. If two dwell-  
23 ing units exist on the lot, then not to exceed two lodgers per  
24 dwelling unit are permitted;

25        ~~((6))~~ D. Signs, as follows:

26        ~~((a))~~ 1. Nameplates not exceeding two square feet in  
27 area containing the name of the occupant of the premises,

28        ~~((b))~~ 2. One unlighted sign not exceeding six square  
29 feet in area pertaining only to the sale, lease or hire of only  
30 the particular building, property or premises upon which dis-  
31 played,

32 \_\_\_\_\_  
33 \*See Section 21.70.010

1 ((+)) 3. One unlighted identification sign not more  
2 than twelve square feet in area, provided such sign shall not  
3 extend into any required yard or open space on the lot or site;

4 ((+)) E. Uses on transitional lots - one dwelling unit  
5 for each two thousand four hundred square feet of lot area when  
6 the lot or building site upon which such units are located as a  
7 side line abutting a lot or lots classified for RM-1800, RM-900,  
8 B, C or M purposes whether or not an alley intervenes, but in  
9 not case shall the property used for such transitional use con-  
10 sist of more than one lot or be more than ninety feet in width,  
11 whichever is the least nor be used to a depth greater than the  
12 extent to which the side property line is common with property  
13 classified for such heavier uses;

14 ((+)) F. Planned unit development as provided in Chapter  
15 21.56;

16 ((+)) G. Unclassified uses as provided in Chapter 21.44.

17 INTRODUCED AND READ for the first time this 8th day  
18 of June 1981.

19 PASSED this 14th day of September 1981.

20  
21 KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

22 [Signature]  
Chairman

23 ATTEST:

24 [Signature] DEPUTY  
25 Clerk of the Council

26 APPROVED this 23rd day of September 1981.

27 [Signature]  
28 King County Executive  
29  
30  
31  
32  
33