

ORDINANCE NO 5830

AN ORDINANCE relating to zoning; defining senior citizen apartment and establishing parking and approval requirements for same; adding a new section to KCC 21.04; and amending Ordinance 5317, Sections 6,7, and 8; Ord. 5674, Section 4; Ordinance 1013, Sections 3, 4, 5 and 6; Ordinance 5002, Sections 3, 4, 5; Ordinance 3145, Section 1; Ordinance 4337, Section 1; Ordinance 1995, Section 1; Ordinance 1936, Section 1; Ordinance 1927, Section 1; Ordinance 1102, Sections 1 and 2; Ordinance 4689, Section 4; Ordinance 4241, Section 1; Ordinance 3105, Section 1; Resolution 25789, Sections 501, 601, 701, 801 and 2503; Resolution 35256; Resolution 30152; and KCC 21.04; 21.10.020; 21.12.020; 21.14.020; 21.16.020; 21.17.020; and 21.50.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY.

NEW SECTION. SECTION 1. There is added to KCC 21.04 a new section to read as follows:

21.04.273

Senior Citizen Apartment. "Senior Citizen Apartment" means a room, or a suite of two or more rooms in a duplex or multi-family structure for which occupancy of the structure has been limited to persons age sixty-two or older by covenant or deed restriction in which King County is granted enforcement authority.

SECTION 2. Ordinance 5674, Section 4; Ord. 5317, Section 6; Ordinance 1013, Sections 3 and 4; Resolution 25789, Section 501; and KCC 21.10.020 are hereby amended to read as follows:

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

1 A. Any use permitted in an RS zone; provided all such uses
2 shall conform to the conditions set forth for each in the RS
3 classification, except that for dwellings the yards and open
4 spaces required by this classification shall apply;

5 B. A duplex, or a two-family dwelling. If only a
6 single-family dwelling exists on a lot on the effective date of
7 this title, any additional dwelling unit shall be attached to and
8 made a part of the building containing the existing dwelling unit;

9 C. Senior citizen apartments, provided;

10 1. The use shall be within one-quarter mile of public
11 transportation, including van pools whether public or private, or
12 neighborhood shopping, which shall be accessible by sidewalk or
13 walkway.

14 2. The number of off-street parking spaces shall not be
15 less than one parking space per dwelling unit, and

16 3. There shall be no more than one bedroom per dwelling
17 unit.

18 ((†)) D. Accessory buildings, structures and uses, including
19 but not limited to the following:

20 1. Accessory buildings, structures and uses as set forth in
21 the RS classification, and under the same conditions set forth for
22 each therein, except that where more than one dwelling unit is
23 involved, private garages shall be limited to accommodating not
24 more than two cars for each dwelling unit, and an accessory
25 boathouse or hangar shall be limited to accommodating not more than
26 one private noncommercial pleasure craft for each dwelling unit on
27 the premises,

28 2. If only a single-family dwelling exists on the lot, not
29 more than four lodgers are permitted. If two dwelling units exist
30 on the lot, then not to exceed two lodgers per dwelling unit are
31 permitted;

1 ((+D)) E. Signs, as follows:

2 1. Nameplates not exceeding two square feet in area
3 containing the name of the occupant of the premises,

4 2. One unlighted sign not exceeding six square feet in
5 area pertaining only to the sale, lease or hire of only the
6 particular building, property or premises upon which displayed,

7 3. One unlighted identification sign not more than twelve
8 square feet in area, provided such sign shall not extend into
9 any required yard or open space on the lot or site;

10 ((+E)) F. Uses on transitional lots - one dwelling unit
11 for each two thousand four hundred square feet of lot area when
12 the lot
13 or building site upon which such units are located ((as)) has a
14 side line abutting a lot or lots classified for RM-1800, RM-900,
15 B, C or M purposes whether or not an alley intervenes, but in no
16 case shall the property used for such transitional use consist
17 of more than one lot or be more than ninety feet in width,
18 whichever is the least nor be used to a depth greater than the
19 extent to which the side property line is common with property
20 classified for such heavier uses;

21 ((+F)) G. Mobile home parks as provided in Title 18;

22 ((+G)) H. Planned unit development as provided in Chapter
23 21.56;

24 ((+H)) I. Unclassified uses as provided in Chapter 21.44.

25 SECTION 3. Ordinance 5317, Section 7; Ordinance 5002,
26 Section 3; Ordinance 3145, Section 1; Ordinance 1013, Section 5;
27 Resolution 35256; Resolution 25789, Section 601; and KCC
28 21.12.020 are amended hereby to read as follows:

29 In an RM-2400 zone only the following uses are permitted and
30 as hereinafter specifically provided and allowed by this
31 chapter,
32
33

1 subject to the off-street parking requirements, landscaping
2 requirements, and the general provisions and exceptions set forth
3 in this title beginning with Chapter 21.46.

4 A. Any use permitted in the RD-3600 classification; provided
5 all such uses shall conform to the conditions set forth in the
6 classification in which they are first permitted, except that for
7 dwellings, including senior citizen apartments, the yards, open
8 spaces and lot coverage established by this classification shall
9 apply;

10 B. Multiple-dwelling units;

11 C. Day nurseries, provided:

12 1. Buildings, structures and play equipment areas shall not
13 be closer than twenty feet to any property line,

14 2. The play area shall be completely enclosed to a minimum
15 height of six feet with a solid wall or fence,

16 3. A minimum of three off-street parking spaces plus one
17 parking space for each employee shall be provided,

18 4. One stationary, nonflashing sign not exceeding sixteen
19 square feet in area shall be permitted;

20 D. Accessory uses, buildings and structures as set forth in
21 the RS and RD-3600 classification and subject to conditions set
22 forth for each therein;

23 E. Signs, as follows:

24 1. Nameplates not exceeding two square feet in area
25 containing the name of the occupant of the premises,

26 2. One identification sign not exceeding twelve square feet
27 in area; provided such sign shall not extend into any required
28 yard or open space on the lot or site,

29 3. One unlighted sign not exceeding six square feet in area
30 pertaining only to the sale, lease or hire of only the particular
31 building, property or premises upon which displayed;

32 F. Retirement home, (~~subject to the issuance of a~~
33 ~~conditional-use permit,~~) provided:

1 1. The housing shall be for the low income elderly and
 2 ((the-zoning-adjustor)) shall have the ((impose)) necessary
 3 standards and controls to assure such continued use, or ((find-the
 4 development-to)) shall be owned by or limited to said use by
 5 contract with a federal, state or county government,

6 2. The use shall be ((functionally-related-to))
 7 within one-quarter mile of public transportation, including van
 8 pools whether public or private, or neighborhood shopping, which
 9 shall be accessible by sidewalk or walkway.

10 3. The lot area per dwelling unit shall not be less than
 11 twelve hundred square feet,

12 4. The amount of off-street parking required shall not be
 13 less than one parking space per four dwelling units;

14 5. No dwelling unit shall contain more than one bedroom.

15 G. Medical-dental clinic as defined in Section 21.04.²⁴⁰~~430~~,
 16 subject to the issuance of a conditional use permit, provided:

17 1. The architectural design, scale and building materials
 18 shall be residential in character and compatible with surrounding
 19 uses.

20 2. No buildings may exceed thirty feet in height.

21 3. The site shall be functionally convenient to a developed
 22 secondary arterial.

23 4. One sign only, unlighted and residential in character,
 24 shall be allowed, not to exceed sixteen square feet in area per
 25 face, two faces only being permitted.

26 5. Any right-of-way needed for street improvements shall be
 27 dedicated as required by the King County Department of Public
 28 Works, prior to issuance of any building permit on the site.

29 6. The adjustor may impose any additional conditions
 30 relating to building setback, screening, landscaping, street
 31 improvements, internal circulation and building placement
 32 necessary to insure compatibility with the surrounding area, or to
 33 mitigate adverse impacts on the surrounding area;

1 H. Uses on transitional lots, one dwelling unit for each one
 2 thousand eight hundred square feet of lot area when the lot or
 3 building site upon which it is located has a side line abutting a
 4 lot or lots classified for RM-900, B, C or M purposes, whether or
 5 not an alley intervenes. In no case shall the property used for
 6 such transitional use consist of more than one lot or exceed a
 7 width of ninety feet, whichever is the least, nor be used to a
 8 depth greater than the extent to which the side property line is
 9 common with property classified for such heavier uses;

10 I. Planned unit development as provided in Chapter 21.56;

11 J. Unclassified uses as provided in Chapter 21.44.

12 SECTION 4. Ordinance 5002, Section 4; Resolution 35256;

13 Resolution 25789, Section 701; and KCC 21.14.020 are each amended
 14 hereby to read as follows:

15 In an RM-1800 zone only the following uses are permitted and
 16 as hereinafter specifically provided and allowed by this chapter,
 17 subject to the off-street parking requirements, landscaping
 18 requirements, and the general provisions and exceptions set forth
 19 in this title beginning with Chapter 21.46.

20 (~~1~~) A. Any use permitted in an RM-2400 zone, provided all
 21 such uses shall conform to the conditions set forth in the zone in
 22 which they are first permitted, except that for dwellings,
 23 including senior citizen apartments, the yards, open spaces and
 24 lot coverage permitted by this classification shall apply;

25 (~~2~~) B. Accessory uses, buildings and structures set forth
 26 in the RS classification except that where more than one dwelling
 27 unit is located on the premises private garages shall be limited
 28 to accommodating not more than two cars for each dwelling unit,
 29 and a boathouse or hangar shall be limited to accommodating not
 30 more than one private noncommercial pleasure craft for each
 31 dwelling unit on the premises;

32 (~~3~~) C. Boarding and lodging houses;

33 (~~4~~) D. Fraternity and sorority houses;

1 ((+5+)) E. Multiple dwelling units;

2 ((+6+)).F. Open air public parking areas for the parking of
3 automobiles without monetary charge except when operated by, or
4 for, a public parking authority, when the property upon which it
5 is located in an RM-1800 zone abuts upon a lot zoned for B, C or
6 M purposes whether or not an alley intervenes, provided:

7 ((+A+)) 1. Access to such parking lot shall be only from
8 the business or industrial zoned property it is intended to
9 serve, or from an alley if there be one,

10 ((+B+)) 2. The parking area shall be developed as
11 required by Chapter 16.74, Off-Street Parking Plans and
12 Specifications, and no such area shall be used for an
13 automobile, trailer or boat sales or for the accessory storage
14 of such vehicles;

15 ((+7+)) G. Rest homes, nursing and convalescent homes,
16 provided:

17 ((+A+)) 1. All buildings and structures shall maintain a
18 distance not less than twenty feet from any lot in an R zone,

19 ((+B+)) 2. The accommodations and number of persons cared
20 for conform to state and local regulations pertaining thereto,

21 ((+C+)) 3. That the health department shall have approved
22 all provisions for drainage and sanitation:

23 ((+8+)) H. A retirement home, (~~subject-to-issuance-of-a-~~
24 ~~conditional-use-permit,~~) provided:

25 ((+A+)) 1. The housing shall be for the low income
26 elderly and (~~the-board-of-adjustment~~) shall (~~impose~~) have
27 the necessary standards and controls to assure such continued
28 use, or (~~find-the-development-to~~) shall be owned by or limited
29 to the use by contract with federal, state or county government,

30 ((+B+)) 2. The use shall be (~~functionally-related-to~~)
31 within one-quarter mile of public transportation, including van
32 pools whether public or private, or neighborhood shopping, which
33 shall be accessible by sidewalk or walkway,

1 ~~((E))~~ 3. The lot area per dwelling unit shall not be less
2 than nine hundred square feet,

3 ~~((B))~~ 4. The amount of off street parking required shall
4 not be less than one parking space per four dwelling units;

5 ~~((9))~~ I. Signs as follows:

6 ~~((A))~~ 1. One identification sign not exceeding two square
7 feet in area containing the name of the occupant of the premises,

8 ~~((B))~~ 2. One single-faced identification sign not
9 exceeding sixteen square feet in area for multiple dwellings and
10 other permitted uses; provided such sign shall not be located in
11 any required yard or open space on the premises, and if the sign
12 is lighted, it shall be stationary and nonflashing,

13 ~~((E))~~ 3. One double-faced sign or two single-faced
14 signs, not exceeding six square feet of area per face, pertaining
15 only to the sale, lease or hire of only the particular building,
16 property or premises upon which displayed;

17 ~~((10))~~ J. Uses on transitional lots - one dwelling unit for
18 each nine hundred square feet of lot area when the lot or building
19 site upon which it is located has a side line abutting a lot or
20 lots classified B, C or M, whether or not an alley intervenes. In
21 no case shall the property used for such transitional use consist
22 of more than one lot or exceed a width of ninety feet, whichever
23 is the least, nor be used to a depth greater than the extent to
24 which the side property line is common with property classified
25 for such heavier uses;

26 ~~((11))~~ K. Planned unit development as provided in Chapter
27 21.56;

28 ~~((12))~~ L. Unclassified uses as provided in Chapter 21.44.

29 SECTION 5. Ordinance 5317, Section 8; Ordinance 5002, Section
30 5; Ordinance 4337, Section 1; Ordinance 1995, Section 1; Ordinance
31 1936, Section 1; Ordinance 1927, Section 1; Ordinance 1102,
32 Sections 1 and 2; Ordinance 1013, Section 6; Resolution 35256;

1 Resolution 30152; Resolution 25789, Section 801; and KCC 21.16.020
2 are hereby amended to read as follows:

3 In an RM-900 zone the following uses only are permitted and as
4 hereinafter specifically provided and allowed by this chapter,
5 subject to the off-street parking requirements, landscaping
6 requirements, and general provisions and exceptions set forth in
7 this title beginning with chapter 21.46.

8 A. Any use permitted in an RM-1800 zone, provided all such
9 uses shall conform to the conditions set forth in the zone in
10 which they are first permitted except that for dwellings, senior
11 citizen apartments, rest homes, nursing homes and convalescent
12 homes, the yards, open spaces and lot coverage permitted by this
13 classification shall apply;

14 B. Accessory uses, buildings and structures as set forth in
15 the RS classification except that where more than one dwelling
16 unit is located on the premises private garages shall be limited
17 to accommodating not more than two cars for each dwelling unit and
18 a boathouse shall be limited to accommodating not more than one
19 private noncommercial pleasure craft for each dwelling unit on the
20 premises;

21 C. Apartment hotels,

22 D. Hospitals, except mental and alcoholic, provided all
23 building and structures shall maintain a distance of not less than
24 forty-five feet from the property front line and not less than
25 twenty feet from an R classified property;

26 E. Hotels, provided:

27 1. Restaurants, cocktail lounges and specialty shops are
28 permitted accessory uses provided the floor area devoted to such
29 uses shall not exceed twenty percent of the total floor area and
30 entry to such uses shall be from within the main building,

31 2. All buildings and structures shall maintain a distance of
32 not less than twenty feet from any lot in an R zone;

33

1 F. Motels, provided:

2 1. Restaurants, cocktail lounges and specialty shops are
3 permitted accessory uses provided the floor area devoted to such
4 uses shall not exceed twenty percent of the total floor area and
5 entry to such uses shall be from within the main building,

6 2. All buildings and structures shall maintain a distance of
7 not less than twenty feet from any lot in an R zone;

8 G. Private clubs and fraternal societies, except those the
9 chief activity of which is a service customarily carried on as a
10 business, provided all buildings and structures shall maintain a
11 distance not less than twenty feet from any lot in an R zone;

12 H. Professional offices and medical-dental buildings and
13 clinics as defined in this title, provided all buildings and
14 structures shall maintain a distance not less than twenty feet
15 from any lot in an RS, S or G zone;

16 I. Retirement home, (~~subject to the issuance of a~~
17 ~~conditional use permit,~~) provided:

18 1. The housing shall be for the low income elderly
19 and (~~the board of adjustment~~) shall (~~impose~~) have the
20 necessary standards and controls to assure such continued use or
21 (~~find the development to~~) shall be owned by or limited to said
22 use by contract with federal, state or county government.

23 2. The use shall be (~~functionally related to~~) within
24 one-quarter mile of public transportation, including vanpools
25 whether public or private, or neighborhood shopping, which shall
26 be accessible by sidewalk or walkway,

27 3. The lot area per dwelling unit shall not be less than four
28 hundred fifty square feet,

29 4. The amount of off-street parking required shall not be
30 less than one parking space per four dwelling units;

1 J. Sanitariums, provided all building and structures shall
2 maintain a distance not less than twenty feet from any lot in an
3 R zone;

4 K. Signs, as follows:

5 1. One identification sign not exceeding two square feet
6 in area containing the name of the occupant of the premises,

7 2. One double faced or one single-faced identification
8 sign not exceeding sixteen square feet per face for multiple
9 dwellings and other permitted structures provided such sign
10 shall not be located in any required yard or open space on the
11 premises, and if the sign is lighted it shall be stationary and
12 nonflashing,

13 3. One double-faced sign or two single-faced signs, not
14 exceeding six square feet of area per face, pertaining only to
15 the sale, lease or hire of only the particular building,
16 property or premises upon which displayed;

17 L. Trailer parks, provided:

18 1. The minimum site area for a trailer park shall be not
19 less than three acres,

20 2. There shall be at least two thousand square feet of
21 site area per trailer space,

22 3. The property used for a trailer park shall have no
23 access except from a major or secondary street,

24 4. Any driveways providing entrance to or exit from the
25 trailer park shall not be closer than fifty feet to a street
26 intersection measured from the street line established by an
27 official control for either of the streets at the intersection,

28 5. No residence shall be permitted on the trailer park
29 site except a residence for the owner or manager of such trailer
30 park,

31 6. The trailer park must meet all requirements of the King
32 County health department covering the establishment of mobile
33 home parks;

1 M. Planned unit development as provided in Chapter 21.56;

2 N. Unclassified uses as provided in Chapter 21.44;

3 O. Mortuaries, provided a conditional use permit has been
4 granted and provided all buildings and structures shall maintain
5 a distance not less than twenty feet from any lot in an R zone;

6 P. Uses rendering governmental, social or personal services
7 to the individual, business offices and banks, provided:

8 1. Must be located on a road developed to at least the
9 secondary arterial standards of King County,

10 2. The use shall not include the sale or handling of
11 commodities except when accessory to and incidental to the
12 service provided,

13 3. All buildings and structures shall maintain a distance
14 not less than twenty feet from any lot in an RS, S or G zone,

15 4. The uses do not have, within the building or on the
16 premises, warehouse space or storage space for machinery,
17 equipment or materials;

18 Q. Private parking area for employees of establishments
19 located in a B, C or M zone, provided:

20 1. The parking area serves B, C or M uses adjoining or
21 directly across a street or alley from such parking area,

22 2. Access to such parking area shall only be from the
23 business or industrial zoned property it is intended to serve,
24 or from the alley or street which intervenes,

25 3. The parking area shall be developed as required by
26 Chapter 16.74, Off-Street Parking Facilities, and no such area
27 shall be used for an automobile, trailer or boat sales area or
28 for the accessory storage of such vehicles;

1 R. Research and testing laboratories, provided:

2 (A) Such laboratory shall be accessory to a professional
3 office directly related to the operation and administration of the
4 laboratory,

5 (B) The floor area devoted to such use shall not exceed one
6 thousand square feet,

7 (C) No radioactive substances other than those commonly used
8 in the function and operation of X-ray equipment shall be permitted
9 on the premises,

10 (D) All testing and storage of materials, supplies and
11 equipment shall be within enclosed buildings,

12 (E) Noise levels from machines located in such laboratories
13 shall not exceed eighty decibels,

14 (F) No medical or research experimentation on live animals
15 shall be permitted on premises.

16 SECTION 6. Ordinance 4689, Section 4, and K.C.C. 21.17.020 are
17 hereby amended to read as follows:

18 The following uses are permitted in an RT zone:

19 A. One or more townhouse dwellings as provided in Section
20 21.17.040 of this chapter;

21 B. A detached single-family dwelling, subject to the yard and
22 lot coverage requirements of Chapter 21.08;

23 C. Accessory residential uses, excluding beehives, as provided
24 in Section 21.08.025;

25 D. Primary and accessory nonresidential uses, as provided in
26 Sections 21.08.030 and 21.08.035;

1 E. Conditional uses, as follows, subject to Section 21.08.040,
 2 Chapter 21.58 and the Shoreline Management Master Program where
 3 applicable:

- 4 1. Community noncommercial recreational facilities,
- 5 2. Boat moorages for pleasure craft only, in connection with
 6 community noncommercial recreational facilities,
- 7 3. Day nurseries,
- 8 4. Senior Citizen apartments, as provided in KCC 21.10.020 C.

9 ((+4)) 5. Reuse of nonresidential buildings as provided
 10 in Section 21.08.040(5);

11 F. Utilities as provided in Section 21.08.045; and

12 G. Unclassified uses, as provided in Chapter 21.44. (Ord. 4689
 13 § 4, 1980).

14 SECTION 7. Ordinance 4241, Section 1; Ordinance 3105, Section
 15 1; Resolution 25789, Section 2503; and KCC 21.50.040 are amended
 16 hereby to read as follows:

17 The amount of off-street parking required shall be no less
 18 than as set forth in this section:

19 ((1)) A. For any use locating in the B-N or B-C zones, parking
 20 facilities shall be provided on the basis of one parking space for
 21 each two hundred square feet of total floor area within all
 22 buildings to be served thereby.

23 ((2)) B. For any use locating in the C-G zone, parking
 24 facilities shall be provided on the basis of one parking space for
 25 each two hundred square feet of total floor area within all
 26 buildings to be served thereby.

27 ((3)) C. For any use (except warehousing) locating in the M-L,
 28 M-H and the M-P zones, parking facilities shall be provided on the
 29 basis of one parking space for each one thousand square feet of
 30 total floor area within all buildings to be served thereby, or on
 31 the basis of one parking space for each three employees on the
 32 maximum working shift, whichever results in the most parking
 33

1 spaces.

2 ((4)) D. The following uses, wherever located, shall provide
3 off-street parking facilities as follows:

- 4 (†a) 1. Bowling alleys Five parking spaces per alley
- 5 (†b) 2. Churches One parking space for each five
6 seats in the principal place of
7 assembly for worship, including
8 balconies and choir loft. Where
9 fixed seats consist of pews or
10 benches, the seating capacity
11 shall be computed upon not less
12 than twenty lineal inches of pew
13 or bench length per seat. If
14 there be no fixed seats, then one
15 parking space for each forty
16 square feet of gross floor area
17 in such principal place of
18 assembly or worship shall be
19 provided
- 20 (†c) 3. Community clubs One parking space for each employee
21 and community and one parking space for each
22 recreational centers forty square feet of gross floor
23 area used for assembly purposes
- 24 (†d) 4. Dance halls
25 One parking space for each forty
26 square feet of gross floor area
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1	(+e+) <u>5.</u> Dwellings	
2	Single-family	Two parking spaces
3	Duplex two-family	One and one-half parking spaces per
4	multiples	dwelling unit. Where the total
5		quota results in a fraction, the
6		next highest full unit shall be
7		provided
8	(+f+) <u>6.</u> Heliports,	
9	helistops	One parking space for each five
10	with scheduled	employees and five parking spaces
11	service	for each touchdown pad
12	((g)) <u>7.</u> Hotels	One parking space for each
13		bedroom, except that only one
14		parking space for each two
15		bedrooms shall be required for
16		hotels located within one thousand
17		feet of the eastern boundary of
18		the property commonly known as
19		Sea-Tac International Airport
20	((h)) <u>8.</u> Hospitals	One parking space for each bed
21	(+i+) <u>9.</u> Libraries, when	One parking space for each two
22	located on publicly	hundred fifty square feet of
23	owned sites	gross floor area
24	(+j+) <u>10.</u> Lodges,	One parking space for each two
25	containing	sleeping rooms or one parking space
26	sleeping quarters;	for each four beds, whichever is
27	fraternity, sorority	greater
28	and group student	
29	housing	
30	(+k+) <u>11.</u> Mortuaries	One parking space for each forty
31		square feet of floor area
32	(+l+) <u>12.</u> Motels	One parking space for each
33		sleeping unit or dwelling unit

1	(+m) <u>13.</u> Museums	One parking space for each two
2		hundred fifty square feet of gross
3		floor area
4	(+n) <u>14.</u> Offices	One parking space for each two
5		hundred square feet of gross floor
6		area
7	(+e) <u>15.</u> Pleasure craft	One parking space for each two
8	moorage	moorage stalls
9	(+p) <u>16.</u> Rest homes,	One parking space for each four
10	nursing and	beds
11	convalescent homes;	
12	homes for retired and	
13	children's institutions	
14	(+q) <u>17.</u> Roominghouses	One parking space for each two
15	and	sleeping rooms or one parking
16	boardinghouses	space for each four beds, whichever
17		is greater
18	(+r) <u>18.</u> Sanitariums	One parking space for each bed
19	<u>19. Senior Citizen</u>	<u>One parking space for each</u>
20		<u>dwelling unit</u>
21		
22	((+s)) <u>20.</u> Schools,	One parking space for each
23	elementary and junior	employee and each faculty member
24	high, public, private	
25	or parochial	
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- 1 ((+t)) 21. School, One parking space for each fifty
2 high, public, private students and one parking space
3 for or parochial each employee and each faculty
4 member. Where parochial schools
5 and churches are on the same site,
6 the required church parking
7 facilities shall be considered as
8 contributing to the school parking
9 requirement
- 10 ((+u)) 22. Stadiums, One parking space for each three
11 sports arenas, aud- fixed seats in all parking-generat-
12 itoriums (including ing areas used simultaneously for
13 school auditoriums) assembly purposes. Where fixed
14 and other places of seats consist of pews or benches,
15 public assembly (other the seating capacity shall be
16 than churches) and computed upon not less than twenty
17 clubs and lodges lineal inches of pew or bench
18 having no sleeping length per seat. If there be no
19 quarters fixed seats, there shall be
20 provided one parking space for
21 each forty square feet of gross
22 floor area used for assembly
23 purposes
- 24 ((+v)) 23. Storage and One parking space for each two
25 warehousing, employees on maximum working shift
26 comprising
27 only activity on
28 premises

((+w)) 24. Terminals

freight

One parking space for each two employees on maximum working shift

passenger

One parking space for each one hundred square feet of waiting room area

((+x)) 25. Theaters

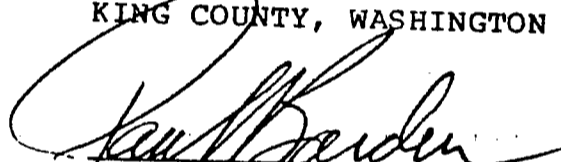
One parking space for each three seats

The parking requirements for a use not provided for in this section shall be determined in the manner set forth in Section 21.46.050 of this title, and such determination shall be based upon the requirements for the most comparable use specified herein.

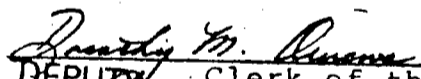
INTRODUCED AND READ for the first time this 9th day of November, 1981.

PASSED this 4th day of January, 1982.

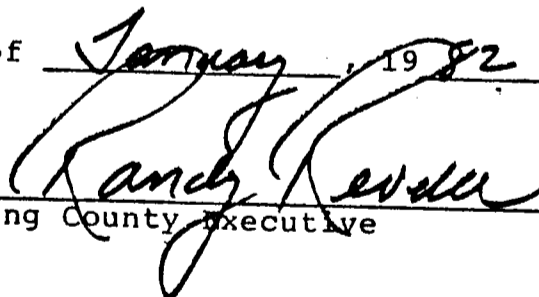
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


DEPUTY Clerk of the Council

APPROVED THIS 14th day of January, 1982.


King County Executive