

May 24, 1982
1121A/hdm

INTRODUCED BY: BRUCE LAING
PROPOSED NO.: ~~82-269~~

ORDINANCE NO. 6050

AN ORDINANCE relating to retirement homes in the RM-2400 zone classification; amending Ordinance No. 5830, Section 3; Ordinance 5317, Section 7; Ordinance 5002, Section 3; Ordinance 3145, Section 1; Ordinance 1013, Section 5; Resolution 35256; Resolution 25789, Section 601; and KCC 21.12.020.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 5830, Section 3; Ordinance 5317, Section 7; Ordinance 5002, Section 3; Ordinance 3145, Section 1; Ordinance 1013, Section 5; Resolution 35256; Resolution 25789, Section 601; and KCC 21.12.020 are each amended hereby to read as follows:

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

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

B. Multiple-dwelling units;

C. Day nurseries, provided:

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

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

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

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

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

6 E. Signs, as follows:

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

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

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

15 F. Retirement home, provided:

16 1. The housing shall be for the low income elderly and
17 shall have the necessary standards and controls to assure such
18 continued use, or shall be owned by or limited to said use by
19 contract with a federal, state or county government,

20 2. The use shall be within one-quarter mile of public
21 transportation, including van pools whether public or private,
22 or neighborhood shopping, which shall be accessible by sidewalk
23 or walkway.

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

26 4. The amount of off-street parking required shall not
27 be less than one parking space per four dwelling units((7)) .

28 (~~5. No dwelling unit shall contain more than one bedroom.~~)

29 G. Medical-dental clinic as defined in Section 21.04.430,
30 subject to the issuance of a conditional use permit, provided:

1 1. The architectural design, scale and building
2 materials shall be residential in character and compatible with
3 surrounding uses.

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

5 3. The site shall be functionally convenient to a
6 developed secondary arterial.

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

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

13 6. The adjustor may impose any additional conditions
14 relating to building setback, screening, landscaping, street
15 improvements, internal circulation and building placement
16 necessary to insure compatibility with the surrounding area, or
17 to mitigate adverse impacts on the surrounding area;

18 H. Uses on transitional lots, one dwelling unit for each
19 one thousand eight hundred square feet of lot area when the lot
20 or building site upon which it is located has a side line
21 abutting a lot or lots classified for RM-900, B, C or M
22 purposes, whether or not an alley intervenes. In no case shall
23 the property used for such transitional use consist of more than
24 one lot or exceed a width of ninety feet, whichever is the
25 least, nor be used to a depth greater than the extent to which
26 the side property line is common with property classified for
27 such heavier uses;

I. Planned unit development as provided in Chapter 21.56;

J. Unclassified uses as provided in Chapter 21.44.

INTRODUCED AND READ for the first time this 24th day
of May, 1982.

PASSED this 12th day of July, 1982.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

ATTEST:

Barbara M. Quinn
DEPUTY Clerk of the Council

APPROVED this 22nd day of July, 1982.

Randy Powell
King County Executive