

1 June 8, 1982

Introduced by: GARY GRANT
Proposed Ordinance No.: 82 - 370

3
4 ORDINANCE NO. 6123

5 AN ORDINANCE relating to zoning; including
6 private schools as a permitted use in the
7 RS zone; and amending Ordinance 5674,
8 Section 2, Ordinance 3144, Section 4 and
9 KCC 21.08.040.

10 BE IT ORDAINED BY THE KING COUNTY COUNCIL:

11 SECTION 1. Ordinance 5674, Section 2, Ordinance 3144,
12 Section 4 and KCC 21.08.040 are each hereby amended to read as
13 follows:

14 Permitted uses - Primary nonresidential. The following
15 nonresidential uses only are permitted outright in an RS zone,
16 subject to the off-street parking requirements, landscaping
17 requirements, and the general provisions and exceptions set
18 forth in this title beginning with Chapter 21.46, and subject
19 to the provisions of the King County shoreline management
20 master program where applicable:

21 A. Art galleries and museums, when located in a public
22 park or on a private school site;

23 B. Cemeteries which were legally in existence prior to the
24 effective date of the adoption of this title;

25 C. Churches, providing the following conditions are con-
26 formed to:

27 1. All buildings and structures on the site shall not
28 cover more than forty percent of the area of the site.

29 2. Buildings and structures on the site shall not be
30 closer than thirty feet to any property line, except that a
31 detached one-family dwelling on such site need conform only
32 to the yard requirements and required distance between
33 buildings as prescribed for residences by this chapter.

1 3. The height limits of the RS classification shall
2 apply, except that the height shall be measured to the mean
3 height of the roof.

4 4. On interior lots, the required side yards may be used
5 to provide off-street parking areas and on corner lots the
6 interior side yards may be similarly used. Under no cir-
7 cumstances may the required front yard or the side yard on the
8 side street be used for off-street parking.

9 5. All lights provided to illuminate any parking area or
10 building on such site shall be so arranged as to direct the
11 light away from any adjoining premises.

12 6. Church sites shall abut and be accessible from at
13 least one public street having two moving traffic lanes and a
14 dedicated width that will permit not less than a thirty-six-
15 foot roadway.

16 7. The following signs only are permitted:

17 a. One sign area, lighted or unlighted, on the outside
18 wall of the main building and parallel thereto, having an area
19 not greater than forty square feet;

20 b. A detached sign having an area of not more than
21 twenty square feet and on which both faces may be utilized, such
22 being securely mounted on the ground on supports and the top of
23 which sign shall be not more than six feet above the natural
24 level of the ground upon which it rests. On corner and reverse
25 corner lots one such sign may be placed facing each street;

26 c. A detached readerboard sign having an area no
27 greater than fifty square feet, lighted or unlighted, and on
28 which both faces may be utilized.

29 8. For purposes of determining conformance to the
30 foregoing conditions and the parking requirements, a plot plan
31 showing ultimate location and use of all buildings, location of
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1 signs, location and amount of off-street parking areas, loca-
2 tion and adequacy of ingress to and egress from parking areas,
3 landscaping and sketches to scale showing the building eleva-
4 tions and floor space to be devoted to seating or assembly pur-
5 poses, shall be filed with and approved by the Building and
6 Land Development Division prior to the issuance of any building
7 permit and thereafter the issuance of building permits shall be
8 governed by and conform to the approved plot plan. If, later,
9 a modified plot plan is submitted, the modified plan shall con-
10 form to the conditions and requirements of this title or any
11 amendments in effect at the time the modified plan is
12 submitted;

13 D. Golf courses, private or public, including clubhouse,
14 accessory driving range, pitch and putt courses, provided:

15 1. All buildings or structures shall maintain a distance
16 of not less than fifty feet from any property boundary line
17 and from any street boundary line.

18 2. No required yard or open space on the premises may be
19 used to provide parking spaces for cars or vehicles.

20 3. Where property devoted to these purposes is bounded
21 by a street, then on any street property line no entrance-exit
22 facilities for automobiles shall be located closer than one
23 hundred feet from a street intersection;

24 E. Libraries, publicly operated,

25 F. Parks, publicly owned and operated, provided:

26 1. No bleachers or stadiums are permitted if the site is
27 less than ten acres, and no public amusement devices for hire
28 are permitted.

29 2. Any lights provided to illuminate any building or
30 recreational area shall be so arranged as to reflect the light
31 away from any premises upon which a dwelling unit is located.
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1 3. All buildings or structures or service yards on the
2 site shall maintain a distance not less than fifty feet from
3 any property line and from any public street;

4 G. Schools, elementary, junior high and high, and junior
5 colleges, public, private or parochial; provided the following
6 conditions are conformed to:

7 1. No less than the following minimum site areas shall
8 be provided:

- 9 a. For elementary schools, five acres,
10 b. For junior high schools, ten acres,
11 c. For senior high schools, fifteen acres,
12 d. For junior colleges, twenty acres.

13 2. All buildings and structures shall maintain a
14 distance not less than thirty feet from any property line.

15 3. All buildings, including accessory buildings and
16 structures, shall not cover more than forty percent of the area
17 of the site.

18 4. The following signs only are permitted:

19 a. One sign, lighted or unlighted, on the outside wall
20 of the main building and parallel thereto, having an area not
21 greater than forty square feet,

22 b. A detached sign, lighted or unlighted, totalling
23 not more than twenty square feet and on which both faces may
24 be utilized, such sign being securely mounted on the ground and
25 the top of which sign shall be not more than six feet above
26 natural grade. On corner and reverse corner lots one such sign
27 may be placed facing each street;

28 H. Signs, only the following (except as provided for
29 churches and schools):

30 1. One name plate not exceeding two square feet in area
31 containing the name of the occupant of the premises,
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1 2. One unlighted sign not exceeding six square feet in
2 area pertaining to the sale, lease or hire of only the par-
3 ticular building, property or premises upon which displayed
4 (including a vacant lot or parcel),

5 3. An unlighted permanent community identification sign
6 in connection with a subdivision or planned unit development
7 provided:

8 a. A maximum of two signs shall be permitted per sub-
9 division or planned unit development.

10 b. Each sign shall not exceed forty-two inches in height.

11 c. Each sign shall not exceed twenty square feet in
12 area.

13 d. Each sign shall be residential in character.

14 e. Each sign shall not reduce sight distance at
15 intersections.

16 f. Each sign may be located in a tract separate from
17 residential lots, on a landscaping or other easement, or on
18 county right-of-way with the approval of the Department of
19 Public Works. In no event shall the county assume maintenance
20 or liability responsibility for such signs;

21 I. Unclassified uses, as provided in Chapter 21.44.

22 J. Day nurseries, provided:

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

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

30 3. Buildings, structures and landscaping shall be of a
31 character which is appropriate for the area.
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4. Outdoor play areas shall be provided with a minimum of seventy-five square feet in area for each child using the area at one time, and shall be completely enclosed by a solid barrier such as a berm, wall or fence, with no openings except for gates, and having a minimum height of six feet, to minimize visual and noise impacts and prevent trespassing on adjacent residentially classified properties.

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

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

INTRODUCTED AND READ for the first time this 19th day of July 1982.

PASSED this 7th day of September 1982.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Lois North
Chairman

ATTEST:

Dorothy M. Owens DEPUTY
Clerk of the Council

APPROVED this _____ day of _____ DEEMED ENACTED WITHOUT COUNTY EXECUTIVES SIGNATURE 9

DATED: 9/17/82
King County Council