

1 February 22, 1985

Introduced by CYNTHIA SULLIVAN

Proposed Ordinance No. 85-79

3
4 ORDINANCE NO. 7246

5 AN ORDINANCE relating to zoning; modifying
6 the provisions to allow the conversion of
7 closed public school facilities; providing
8 for appeal from the manager's decision; and
9 amending Ordinance 3144, Section 4, Ordinance
10 5570, Section 1, Ordinance 4461, Section 2 and
11 K.C.C. 21.08.040, 21.08.062 and 20.24.08.

12 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

13 SECTION 1. Ordinance 3144, Section 4 as amended and K.C.C.
14 21.08.040 are each hereby amended to read as follows:

15 Permitted uses - Primary nonresidential. The following
16 nonresidential uses only are permitted outright in an RS zone,
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, and subject to the
20 provisions of the King County shoreline management master program
21 where applicable:

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

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

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

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

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

1 3. The height limits of the RS classification shall apply,
2 except that the height shall be measured to the mean height of
3 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 circumstan-
7 ces may the required front yard or the side yard on the side
8 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 light
11 away from any adjoining premises.

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

15 7. The following signs only are permitted:

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

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

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

28 8. For purposes of determining conformance to the fore-
29 going conditions and the parking requirements, a plot plan
30 showing ultimate location and use of all buildings, location of
31 signs, location and amount of off-street parking areas, location
32 and adequacy of ingress to and egress from parking areas,
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1 landscaping and sketches to scale showing the building elevations
2 and floorspace to be devoted to seating or assembly purposes,
3 shall be filed with and approved by the building and land
4 development division prior to the issuance of any building permit
5 and thereafter the issuance of any building permits shall be
6 governed by and conform to the approved plot plan. If, later, a
7 modified plot plan is submitted, the modified plan shall conform
8 to the conditions and requirements of this title or any amend-
9 ments in effect at the time the modified plan is submitted;

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

12 1. All buildings or structures shall maintain a distance
13 of not less than fifty feet from any property boundary line and
14 from any street boundary line.

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

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

21 E. Libraries, publicly operated,

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

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

26 2. Any lights provided to illuminate any building or
27 recreational area shall be so arranged as to reflect the light
28 away from any premises upon which a dwelling unit is located.

29 3. All buildings or structures or service yards on the site
30 shall maintain a distance not less than fifty feet from any pro-
31 perty line and from any public street;

May 24, 1985

1 G. Schools, elementary, junior high and high, and junior
2 colleges, public, private or parochial; provided the following
3 conditions are conformed to:

4 1. No less than the following minimum site areas shall
5 be provided:

- 6 a. For elementary schools, five acres,
7 b. For junior high schools, ten acres,
8 c. For senior high schools, fifteen acres,
9 d. For junior colleges, twenty acres.

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

12 3. All buildings, including accessory buildings and
13 structures, shall not cover more than forty percent of the area
14 of the site.

15 4. The following signs only are permitted:

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

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

25 H. The reuse of closed public school facilities that are
26 retained in the ownership of the school district, provided:

27 1. Prior to conversion, the school district shall:

28 a. Give notice of intent to reuse the facility and
29 hold a hearing for the purposes of advising the neighborhood of
30 the proposed reuse and receiving comments. Notice of the
31 public hearing shall follow the procedures described in K.C.C.
32 21.62.070.

1 b. Develop a plan for the reuse of the facility which
2 includes a list of the uses of conversion and conditions, a
3 site plan showing the existing conditions, any proposed
4 structural modifications, existing and proposed parking and
5 access abutting right-of-way width and street and sidewalk
6 improvements, fire access, existing vegetation and proposed
7 landscaping, signs, and exterior lighting. A certificate of
8 water availability shall be attached to the site plan.

9 c. Prepare an application which includes all written
10 comments submitted and a verbatim transcript of all oral
11 comments at the public hearing, addresses citizen concerns with
12 conditions or limitations, and presents the site plan.

13 d. Submit the application and site plan to the manager
14 of the building and land development division (BALD).

15 2. The manager of BALD shall either approve, approve
16 with conditions or reject with cause the district's application
17 and site plan based on compliance with applicable rules and
18 regulations. The manager may hold a public hearing if he deems
19 that it is appropriate. The manager's decision may be appealed
20 to the zoning and subdivision examiner as set forth in K.C.C.
21 20.24. The manager's decision may be revoked or modified if
22 the examiner determines it is clearly erroneous.

23 3. Once an application and site plan is approved by BALD
24 and then accepted by the district through school board
25 resolution, it shall be the basis for reviewing all building
26 permits and change of occupancy permits for the facility. BALD
27 shall determine compliance with the approved plan before
28 issuing such permits.

29 4. The list of eligible uses shall be limited to the
30 following:

31 a. Those uses permitted in Sections 21.08.040 and
32 21.08.050 of this chapter subject to the conditions set forth
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in those sections in which case a school district does not have to go through the conversion process for closed public school facilities, and;

b. Community cultural activities, including theater and dance rehearsal or instructional halls for the performing arts. Performing arts theaters shall locate only in senior high schools.;

c. Public health clinic with no overnight stay;

d. Administrative offices of civic, social service, governmental and religious organizations;

e. Non-profit agencies providing community services and goods delivery;

f. Community fund raising activities;

g. Community and senior citizens center;

h. Children's programs such as preschool, co-op nursery;

i. Recreation programs and athletic activities;

j. Maintenance caretaker residence;

k. Dwelling units at the density permitted by the underlying zoning designation;

l. Cafeteria services (limited to building users and programs for the elderly;

m. Professional offices limited to twenty percent of the net usable floor space of the school facility;

n. Convalescent homes;

o. Nursing homes;

p. Storage of materials and equipment within the building by educational, community service and governmental agencies;

q. Emergency shelters for families only;

r. College/University;

s. Arts and crafts vocation and trade schools;

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May 24, 1985

1 t. Adult community school and business school.

2 5. Parking shall be provided as follows:

3 a. The school district shall develop a parking plan
4 designating parking areas and driveways for all building users
5 and tenants;

6 b. The total number of off-street parking spaces to be
7 provided for all building users shall be calculated based on
8 the provisions set forth in K.C.C. 21.50. Building use shall
9 be limited to the amount of available parking;

10 c. Lease agreements negotiated between the tenants and
11 the school district shall stipulate the use of on-site parking
12 facilities.

13 6. Right-of-way dedication and street improvements shall
14 be provided pursuant to K.C.C. 14.28, 19.26.310 and 21.48.110.
15 The county road engineer shall determine necessary access and
16 shall recommend any needed street and sidewalk improvements.

17 7. All uses in converted school buildings shall conform
18 to the building and fire code and meet the necessary standards
19 relating to separation, sprinklers and building requirements.

20 8. Signs shall be permitted according to the following
21 standards and shall not be placed in any yard or required open
22 space:

23 a. Up to two signs of no more than forty square feet
24 each may be located on the site to identify the facility and
25 tenants. If the signs are illuminated, they shall be shielded
26 so that direct rays from the light do not impact surrounding
27 properties;

28 b. Up to three additional signs of no more than
29 fifteen square feet each may be placed around the site to
30 identify the facility and parking;

31 c. Signs of five square feet or less may be placed to
32 direct users to on-site parking;

May 24, 1985

1 d. Flashing and neon signs are not permitted;

2 e. Signs may be freestanding but shall be no taller
3 than five feet;

4 f. No tenant shall have any sign in the window
5 identifying their occupancy.

6 9. The property shall be managed, operated and
7 maintained to preserve the peace and character of the
8 surrounding neighbors. The hours of operation may be
9 restricted.

10 ((H+)) I. Signs, only the following (except as provided
11 for churches and schools):

12 1. One nameplate not exceeding two square feet in area
13 containing the name of the occupancy of the premises,

14 2. One unlighted sign not exceeding six square feet in
15 area pertaining to the sale, lease or hire of only the
16 particular building, property or premises upon which displayed
17 (including a vacant lot or parcel),

18 3. An unlighted permanent community identification sign
19 in connection with a subdivision or planned unit development
20 provided:

21 a. A maximum of two signs shall be permitted per
22 subdivision or planned unit development.

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

25 c. Each sign shall not exceed twenty square feet in
26 area.

27 d. Each sign shall be residential in character.

28 e. Each sign shall not reduce sight distance at
29 intersections.

1 f. Each sign may be located in a tract separate from
2 residential lots, on a landscaping or other easement, or on
3 county right-of-way with the approval of the department of public
4 works. In no event shall the county assume maintenance or liabi-
5 lity responsibility for such signs;

6 ((F-)) J. Unclassified uses, as provided in Chapter 21.44.

7 ((F-)) K. Day nurseries, provided:

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

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

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

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

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

26 6. The hours of operation may be restricted to assure com-
27 patibility with surrounding neighborhood.

28 SECTION 2. Ordinance 5570, Section 1 as amended, and K.C.C.
29 21.08.062 are each hereby amended to read as follows:

30 Administrative conditional uses. In an RS zone the following
31 conditional uses only are permitted subject to the administrative
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1 approval of the zoning adjustor as set forth in Chapter 21.58,
2 and subject to the off-street parking requirements, landscaping
3 requirements, and the general provisions and exceptions set forth
4 in this title beginning with Chapter 21.46, and the provisions of
5 the King County shoreline management master program, where appli-
6 cable:

7 A. The reuse of nonresidential buildings which were built
8 in the zone for permitted uses such as ((~~public or~~)) private
9 schools, fire stations, libraries or recreational facilities when
10 no longer needed for their intended purpose provided no exten-
11 sion, exterior modification or expansion is proposed, for the
12 following activities.

13 1. Those uses enumerated in Section 21.08.060 of this
14 chapter, subject to the conditions set forth in those sections.

15 2. Uses rendering governmental services, or nonprofit
16 social services to the individual.

17 3. The storage of governmental records.

18 4. Retirement home, provided:

19 a. The site is convenient to public transportation.

20 b. The lot area per dwelling unit shall not be less
21 than two thousand four hundred square feet.

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

24 5. Rest homes, nursing and convalescent homes, provided:

25 a. The site is convenient to public transportation.

26 b. The accommodations and number of persons cared for
27 conform to applicable state and local regulations.

28 6. Hospitals, on school sites only, which abut an
29 arterial street improved to King County standards.

30 7. Schools, private or parochial.

31 8. School administrative offices.

1 B. Water storage reservoirs, tanks, or standpipes located
2 above ground subject to the minimum standards set forth for
3 public utility facilities in K.C.C. 21.08.070.

4 SECTION 3. Ordinance 4461, Section 2 as amended and K.C.C.
5 20.24.080 are each hereby amended to read as follows:

6 Final decisions by the examiner. A. The examiner shall
7 receive and examine available information, conduct public
8 hearings and prepare records and reports thereof, and issue final
9 decisions based upon findings and conclusions in the following
10 cases:

11 1. Appeals from the decisions of the administrator for
12 short subdivisions;

13 2. Appeals from threshold determinations concerning actions
14 not subject to council approval;

15 3. Appeals from notices and orders issued pursuant to Title
16 23 of this code or the rules and regulations VII of the King
17 County department of public health;

18 4. Appeals from decisions of the department of public works
19 regarding permits or licenses in flood hazard areas pursuant to
20 Section 21.54.100;

21 5. Appeals from conditions imposed on final approvals of
22 subdivisions receiving extensions pursuant to Section 19.28.050
23 E. or F.;

24 6. Appeals from decisions of the zoning adjustor on admi-
25 nistrative conditional use permits, conditional use permits or
26 variances;

27 7. Appeals from decisions regarding site plan approvals pur-
28 suant to Section 21.46.180 and pursuant to Ordinance 4122;

29 8. Appeals from decisions regarding the abatement of noncon-
30 forming uses;

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1 9. Applications for shoreline substantial development per-
2 mits when combined with other land use applications pursuant to
3 Section 25.32.080;

4 10. Appeals from decisions regarding modification of
5 landscaping requirements pursuant to Section 21.51.050;

6 11. Appeals from decisions regarding the reuse of public
7 schools pursuant to Section 21.08.040H.;

8 ((11.)) 12. Other applications or appeals which the coun-
9 cil may prescribe by ordinance.

10 B. The examiner's decision may be to grant or deny the
11 application or appeal, or the examiner may grant the application
12 or appeal with such conditions, modifications and restrictions as
13 the examiner finds necessary to make the application or appeal
14 compatible with the environment and carry out applicable state
15 laws and regulations and the regulations, policies, objectives
16 and goals of the comprehensive plan, the community plans, the
17 sewerage general plan, the zoning code, the subdivision code and
18 other official laws, policies and objectives of King County.

19 INTRODUCED AND READ for the first time this 22nd day of
20 April, 1985.

21 PASSED this 24th day of June, 1985.

22 KING COUNTY COUNCIL
23 KING COUNTY, WASHINGTON

24 Bry Grant
25 Chairman

26 ATTEST:

27 Dorothy M. Owens
28 Clerk of the Council

29 APPROVED this 5th day of July, 1985.

30 Randy Lovell
31 King County Executive
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