

May 28, 1987
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Introduced by: Paul Barden

Proposed No.: 87 - 415

ORDINANCE NO. 3142

AN ORDINANCE relating to zoning; modifying the provisions governing the use of closed school facilities and amending Ordinance 3144, Section 4 as amended and K.C.C. 21.08.040.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

The following nonresidential uses only are permitted outright in an RS zone, 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, and subject to the provisions of the King County shoreline management master program where applicable:

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

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

C. Churches, providing the following conditions are conformed to:

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

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

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

1 4. On interior lots, the required side yards may be used to
2 provide off-street parking areas and on corner lots the interior
3 side yards may be similarly used. Under no circumstances may the
4 required front yard or the side yard on the side street be used
5 for off-street parking.

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

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

12 7. The following signs only are permitted:

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

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

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

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

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

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

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

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

20 E. Libraries, publicly operated;

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

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

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

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

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 be
5 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 distance
11 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 of
14 the site.

15 4. The following signs only are permitted:

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

19 b. A detached sign, lighted or unlighted, totalling not
20 more than twenty square feet and on which both faces may be
21 utilized, such sign being securely mounted on the ground and the
22 top of which sign shall be not more than six feet above natural
23 grade. On corner and reverse corner lots one such sign may be
24 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 H. The reuse of closed public school facilities that are
29 retained in the ownership of the school district, provided:

1 1. If any new structures are constructed or if existing
2 structures are modified, the total site area devoted to structures
3 shall not exceed forty percent.

4 ((7)) 2. Prior to conversion, the school district shall:

5 a. Give notice of intent to reuse the facility and hold a
6 hearing for the purposes of advising the neighborhood of the
7 proposed reuse and receiving comments. Notice of the public
8 hearing shall follow the procedures described in K.C.C. 21.62.070.

9 b. Develop a plan for the reuse of the facility which
10 includes a list of the uses of conversion and conditions, a site
11 plan showing the existing conditions, any proposed structural
12 modifications, existing and proposed parking and access abutting
13 right-of-way width and street and sidewalk improvements, fire
14 access, existing vegetation and proposed landscaping, signs, and
15 exterior lighting. A certificate of water availability shall be
16 attached to the site plan.

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

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

23 ((2)) 3. The manager of BALD shall either approve, approve
24 with conditions or reject with cause the district's application
25 and site plan based on compliance with applicable rules and
26 regulations. The manager may hold a public hearing if he deems
27 that it is appropriate. The manager's decision may be appealed to
28 the zoning and subdivision examiner as set forth in K.C.C. 20.24.
29 The manager's decision may be revoked or modified if the examiner
30 determines it is clearly erroneous.

1 ((3)) 4. Once an application and site plan is approved by
2 BALD and then accepted by the district through school board
3 resolution, it shall be the basis for reviewing all building
4 permits and change of occupancy permits for the facility. BALD
5 shall determine compliance with the approved plan before issuing
6 such permits.

7 ((4)) 5. The list of eligible uses shall be limited to the
8 following:

9 a. Those uses permitted in Sections 21.08.040 and
10 21.08.050 of this chapter subject to the conditions set forth in
11 those sections in which case a school district does not have to go
12 through the conversion process for closed public school
13 facilities, and;

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

17 c. Public health clinic with no overnight stay;

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

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

22 f. Community fund raising activities;

23 g. Community and senior citizens center;

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

25 i. Recreation programs and athletic activities;

26 j. Maintenance caretaker residence;

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

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

- 1 m. Professional offices limited to twenty percent of the
2 net usable floor space of the school facility;
- 3 n. Convalescent homes;
- 4 o. Nursing homes;
- 5 p. Storage of materials and equipment within the building
6 by educational, community service and governmental agencies;
- 7 q. Emergency shelters for families only;
- 8 r. College/University;
- 9 s. Arts and crafts vocation and trade schools;
- 10 t. Adult community school and business school;
- 11 u. Specialized instruction schools.

12 ((5)) 6. Parking shall be provided as follows:

13 a. The school district shall develop a parking plan
14 designating parking areas and driveways for all building users and
15 tenants;

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

20 c. Lease agreements negotiated between the tenants and
21 the school district shall stipulate the use of on-site parking
22 facilities.

23 ((6)) 7. Right-of-way dedication and street improvements
24 shall be provided pursuant to K.C.C. 14.28, 19.26.310 and
25 21.48.110. The county road engineer shall determine necessary
26 access and shall recommend any needed street and sidewalk
27 improvements.

28 ((7)) 8. All uses in converted school buildings shall
29 conform to the building and fire code and meet the necessary
30 standards relating to separation, sprinklers and building
31 requirements.

1 ((8)) 9. Signs shall be permitted according to the
2 following standards and shall not be placed in any yard or
3 required open space:

4 a. Up to two signs of no more than forty square feet each
5 may be located on the site to identify the facility and tenants.

6 If the signs are illuminated, they shall be shielded so that
7 direct rays from the light do not impact surrounding properties;

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

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

13 d. Flashing and neon signs are not permitted;

14 e. Signs may be freestanding but shall be no taller than
15 five feet;

16 f. No tenant shall have any sign in the window
17 identifying their occupancy.

18 ((9)) 10. The property shall be managed, operated and
19 maintained to preserve the peace and character of the surrounding
20 neighbors. The hours of operation may be restricted.

21 I. Signs, only the following (except as provided for churches
22 and schools):

23 1. One nameplate not exceeding two square feet in area
24 containing the name of the occupant of the premises,

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

29 3. An unlighted permanent community identification sign in
30 connection with a subdivision or planned unit development provided:
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1 a. A maximum of two signs shall be permitted per
2 subdivision or planned unit development.

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

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

5 d. Each sign shall be residential in character.

6 e. Each sign shall not reduce sight distance at
7 intersections.

8 f. Each sign may be located in a tract separate from
9 residential lots, on a landscaping or other easement, or on county
10 right-of-way with the approval of the department of public works.
11 In no event shall the county assume maintenance or liability
12 responsibility for such signs;

13 J. Unclassified uses, as provided in Chapter 21.44.

14 K. Day nurseries, provided:

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

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

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

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

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

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

5 INTRODUCED AND READ for the first time this 1st day
6 of June, 1987.

7 PASSED this 29th day of June, 1987.

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 Gary Grant
11 Chairman

12 ATTEST:

13 Dorothy M. Owens
14 Clerk of the Council

15 APPROVED this 8th day of July, 1987.

16 Russ Fether
17 King County Executive