

November 16, 1987
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INTRODUCED BY Audrey Gruger

PROPOSED NO. 87-735

ORDINANCE NO. 8318

AN ORDINANCE relating to the reuse of closed surplus public facilities that are transferred to King County; amending Ordinance 3144, Section 6 as amended, and K.C.C. 21.08.062.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3144, Section 6, and K.C.C. 21.08.062 are hereby amended as follows:

Administrative conditional uses. In an RS zone the following conditional uses only are permitted subject to the administrative approval of the zoning adjustor as set forth in Chapter 21.58, and 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 the provisions of the King County shoreline management master program, where applicable:

A. The reuse of nonresidential buildings and facilities which were built in the zone for permitted uses such as ((private)) schools, fire stations, libraries or recreational facilities when no longer needed for their intended purpose provided ((æ)) any extension, new construction, exterior modification or expansion is ((proposed)), limited to the setback, coverage and height requirements of the underlying zone classification. Reuse of such buildings shall be further limited to ((for)) the following activities:

1. Those uses enumerated in Section 21.08.060 of this chapter, subject to the conditions set forth in those sections.
2. Uses rendering governmental services, or nonprofit social services to the individual.
3. The storage of governmental records.
4. Retirement home, provided:

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- a. The site is convenient to public transportation.
 - b. The lot area per dwelling unit shall not be less than two thousand four hundred square feet.
 - c. The amount of off-street parking required shall not be less than one parking space per four dwelling units.
- 5. Rest homes, nursing and convalescent homes, provided:
 - a. The site is convenient to public transportation.
 - b. The accommodations and number of persons cared for conform to applicable state and local regulations.
 - 6. Hospitals, on school sites only, which abut an arterial street improved to King County standards.
 - 7. Schools, private or parochial.
 - 8. School administrative offices.
- B. Water storage reservoirs, tanks, or standpipes located above ground subject to the minimum standards set forth for public utility facilities in K.C.C. 21.08.070.

INTRODUCED AND READ for the first time this 12th day of October, 1987.

PASSED this 16th, day November, 1987.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Gary Grant
Chair

ATTEST:

Janet M. Owens
Clerk of the Council

APPROVED this 25th day of November, 1987.

[Signature]
King County Executive