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April 27, 1989
0925C/HK:rr

BRUCE LAING
Introduced by: GREG NICKELS

Proposed No.: 89 - 635

9179

ORDINANCE NO. _____

AN ORDINANCE relating to administrative conditional uses and amending Ordinance 3144 as amended and K.C.C. 21.08.062 and K.C.C. 21.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 3144 as amended and K.C.C. 21.08.062 are each amended to read 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~~)) structures or other developed facilities which were built in the zone for permitted uses such as schools, fire stations, libraries or recreational facilities when no longer needed for their intended purpose, provided any ((~~extension;~~)) new construction((~~;-exterior modification~~)) or expansion of a use is limited to the setback, coverage and height requirements of the underlying zone classification. In no instance shall more than fifty percent of the total area in existing buildings be demolished to accommodate the allowed uses. Reuse of such buildings shall be further limited to 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.

1 3. The storage of governmental records.

2 4. Retirement home, provided:

3 a. The site is within one quarter mile walking distance
4 from public transportation which operates both peak hour and
5 offpeak hour service on a daily basis.

6 b. The lot area per sleeping unit shall not be less than
7 two thousand four hundred square feet.

8 c. The amount of off-street parking required shall not
9 be less than one parking space per four sleeping units and one
10 parking space per employee.

11 d. At least one person occupying a sleeping unit shall
12 be sixty-two years or older.

13 ((4)) 5. Rest homes, nursing and convalescent homes, provided:

14 a. The site is convenient to public transportation.

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

17 ((5)) 6. Hospitals, on school sites only, which abut an arterial
18 street improved to King County standards.

19 ((6)) 7. Schools, private or parochial.

20 ((7)) 8. School administrative offices.

21 Any subsequent change of use to other uses permitted by this
22 section shall require the issuance of a new administrative
23 conditional use permit.

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

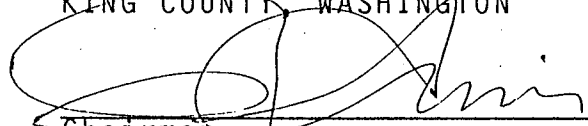
27 NEW SECTION 2. The following new definition is added to
28 K.C.C. 21.04: Retirement home. "Retirement home" means a
29 building or group of buildings designed for the occupancy of
30 three or more families, living semi-independently from each
31 other, and containing only sleeping units with common kitchen,
32 dining, and recreation facilities, provided a retirement home may
33 contain one or more dwelling units for resident staff only.

1 NEW SECTION 3. The following new definition is added to
2 K.C.C. 21.04: Sleeping unit. "Sleeping unit" means one or more
3 rooms designed for the occupancy of one family for living or
4 sleeping purposes and containing only supplemental kitchen
5 facilities. Primary on-site kitchen facilities and meal
6 preparation shall be limited to centrally located kitchen and
7 dining areas. All rooms comprising a sleeping unit shall have
8 access through an interior door to other parts of the unit.

9 INTRODUCED AND READ for the first time this 7th day of
10 August, 1989.

11 PASSED this 23rd day of October, 1989.

12 KING COUNTY COUNCIL
13 KING COUNTY, WASHINGTON


14 
15 Chairman

16 ATTEST:

17 

18 Clerk of the Council

19 APPROVED this 3rd day of November, 1989.

20 
21 King County Executive