

ORDINANCE NO. **10528**

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AN ORDINANCE amending the provisions of zoning code with regard to Retirement homes in the medium density multiple dwelling classification amending resolution 25789, Section 601, as amended and K.C.C. 21.12.020 as amended, amending the provisions of the zoning code with regard to Retirement homes in the high density multiple dwelling classification, amending resolution 25789, Section 701, as amended and K.C.C. 21.14.020 as amended and amending the provisions of the zoning code with regard to Retirement homes in the maximum density multiple dwelling-restricted service classification, amending resolution 25789 Section 801, as amended and K.C.C. 21.16.020 as amended.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Permitted uses. In an RM-2400 zone only the following uses are permitted and as hereinafter specifically provided and allowed by this chapter, 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.

A. Any use permitted in the RD-3600 classification; provided all such uses shall conform to the conditions set forth in the classification in which they are first permitted, except that for dwellings, including senior citizen apartments, the yards, open spaces and lot coverage established by this classification shall apply;

B. Multiple-dwelling units;

C. Day nurseries, provided:

1. Buildings, structures and play equipment areas shall not be closer than twenty feet to any property line,

2. The play area shall be completely enclosed to a minimum height of six feet with a solid wall or fence,

3. A minimum of three off-street parking spaces plus one parking space for each employee shall be provided,

1           4. One stationary, nonflashing sign not exceeding  
2 sixteen square feet in area shall be permitted;

3           D. Accessory uses, buildings and structures as set forth  
4 in the RS and RD-3600 classification and subject to conditions  
5 set forth for each therein;

6           E. Signs, as follows:

7           1. Nameplates not exceeding two square feet in area  
8 containing the name of the occupant of the premises,

9           2. One identification sign not exceeding twelve square  
10 feet in area; provided such sign shall not extend into any  
11 required yard or open space on the lot or site,

12           3. One unlighted sign not exceeding six square feet in  
13 area pertaining only to the sale, lease or hire of only the  
14 particular building, property or premises upon which displayed;

15           F. Retirement home, provided:

16           ~~((1. The housing shall be for the low income elderly and  
17 shall have the necessary standards and controls to assure such  
18 continued use, or shall be owned by or limited to said use by  
19 contract with federal, state or county government,))~~

20           1. ((2)) The use shall be within one-quarter mile of  
21 public transportation, including van pools whether public or  
22 private, or neighborhood shopping, which shall be accessible by  
23 sidewalk or walkway.

24           2. ((3)) The lot area per dwelling unit shall not be  
25 less than twelve hundred square feet,

26           3. ((4)) The amount of off-street parking required  
27 shall not be less than one parking space per four dwelling  
28 units.

29           G. Medical-dental clinic as defined in Section 21.04.240,  
30 subject to the issuance of a conditional use permit, provided:

31           1. The architectural design, scale and building  
32 materials shall be residential in character and compatible with  
33 surrounding uses.

34           2. No buildings may exceed thirty feet in height.

1           3. The site shall be functionally convenient to a  
2 developed secondary arterial.

3           4. One sign only, unlighted and residential in  
4 character, shall be allowed, not to exceed sixteen square feet  
5 in area per face, two faces only being permitted.

6           5. Any right-of-way needed for street improvements  
7 shall be dedicated as required by the King County Department of  
8 Public Works, prior to issuance of any building permit on the  
9 site.

10          6. The adjustor may impose any additional conditions  
11 relating to building setback, screening, landscaping, street  
12 improvements, internal circulation and building placement  
13 necessary to insure compatibility with the surrounding area, or  
14 to mitigate adverse impacts on the surrounding area;

15          H. Uses on transitional lots, one dwelling unit for each  
16 one thousand eight hundred square feet of lot area when the lot  
17 or building site upon which it is located has a side line  
18 abutting a lot or lots classified for RM-900, B, C or M  
19 purposes, whether or not an alley intervenes. In no case shall  
20 the property used for such transitional use consist of more  
21 than one lot or exceed a width of ninety feet, whichever is the  
22 least, nor be used to a depth greater

23          **SECTION 2.** Permitted uses. In an RM-1800 zone only the  
24 following uses are permitted and as hereinafter specifically  
25 provided and allowed by this chapter, subject to the off-street  
26 parking requirements, landscaping requirements, and the general  
27 provisions and exceptions set forth in this title beginning  
28 with Chapter 21.46.

29          A. Any use permitted in an RM-2400 zone, provided all such  
30 uses shall conform to the conditions set forth in the zone in  
31 which they are first permitted, except that for dwellings,  
32 including senior citizen apartments, the yards, open spaces and  
33 lot coverage permitted by this classification shall apply;

1 B. Accessory uses, buildings and structures set forth in  
2 the RS classification except that where more than one dwelling  
3 unit is located on the premises private garages shall be  
4 limited to accommodating not more than two cars for each  
5 dwelling unit, and a boathouse or hangar shall be limited to  
6 accommodating not more than one private noncommercial pleasure  
7 craft for each dwelling unit on the premises;

8 C. Boarding and lodging houses;

9 D. Fraternity and sorority houses;

10 E. Multiple dwelling units;

11 F. Open air public parking areas for the parking of  
12 automobiles without monetary charge except when operated by, or  
13 for, a public parking authority, when the property upon which  
14 it is located in an RM-1800 zone abuts upon a lot zoned for B,  
15 C or M purposes whether or not an alley intervenes, provided:

16 1. Access to such parking lot shall be only from the  
17 business or industrial zoned property it is intended to serve,  
18 or from an alley if there be one;

19 2. The parking area shall be developed as required by  
20 Chapter 16.74, Off-Street Parking Plans and Specifications, and  
21 no such area shall be used for an automobile, trailer or boat  
22 sales or for the accessory storage of such vehicles.

23 G. Rest homes, nursing and convalescent homes, provided:

24 1. All buildings and structures shall maintain a  
25 distance not less than twenty feet from any lot in an R zone;

26 2. The accommodations and number of persons cared for  
27 conform to state and local regulations pertaining thereto;

28 3. That the health department shall have approved all  
29 provisions for drainage and sanitation.

30 H. A retirement home, provided:

31 ~~((1. The housing shall be for the low income elderly  
32 and shall have the necessary standards and controls to assure  
33 such continued use, or shall be owned by or limited to the use  
34 by contract with federal, state or county government;))~~

1           1. (~~2.~~) The use shall be within one-quarter mile of  
2 public transportation, including van pools whether public or  
3 private, or neighborhood shopping, which shall be accessible by  
4 sidewalk or walkway;

5           2. (~~3.~~) The lot area per dwelling unit shall not be  
6 less than nine hundred square feet;

7           3. (~~4.~~) The amount of off-street parking required  
8 shall not be less than one parking space per four dwelling  
9 units.

10           I. Signs, as follows:

11           1. One identification sign not exceeding two square  
12 feet in area containing the name of the occupant of the  
13 premises;

14           2. One single-faced identification sign not exceeding  
15 sixteen square feet in area for multiple dwellings and other  
16 permitted uses; provided such sign shall not be located in any  
17 required yard or open space on the premises, and if the sign is  
18 lighted, it shall be stationary and nonflashing;

19           3. One double-faced sign or two single-faced signs, not  
20 exceeding six square feet of area per face, pertaining only to  
21 the sale, lease or hire of only the particular building,  
22 property or premises upon which displayed.

23           J. Uses on transitional lots - one dwelling unit for each  
24 nine hundred square feet of lot area when the lot or building  
25 site upon which it is located has a side line abutting a lot or  
26 lots classified B, C or M, whether or not an alley intervenes.  
27 In no case shall the property used for such transitional use  
28 consist of more than one lot or exceed a width of ninety feet,  
29 whichever is the least, nor be used to a depth greater than the  
30 extent to which the side property line is common with property  
31 classified for such heavier uses;

32           K. Planned unit development as provided in Chapter 21.56;

33           L. Unclassified uses as provided in Chapter 21.44;

1 M. Self-service storage facilities, subject to a  
2 conditional use permit which shall address site development,  
3 design and buffering issues, provided that the zoning adjustor  
4 determines that:

5 SECTION 3. Resolution 25789, Section 801, as amended and  
6 K.C.C. 21.16.020 are hereby amended to read as follows:

7 **Permitted uses.** In an RM-900 zone the following uses only  
8 are permitted and as hereinafter specifically provided and  
9 allowed by this chapter, subject to the off-street parking  
10 requirements, landscaping requirements, and general provisions  
11 and exceptions set forth in this title beginning with Chapter  
12 21.46.

13 A. Any use permitted in an RM-1800 zone, provided all such  
14 uses shall conform to the conditions set forth in the zone in  
15 which they are first permitted except that for dwellings,  
16 senior citizen apartments, rest homes, nursing homes and  
17 convalescent homes, the yards, open spaces and lot coverage  
18 permitted by this classification shall apply;

19 B. Accessory uses, buildings and structures as set forth  
20 in the RS classification except that where more than one  
21 dwelling unit is located on the premises private garages shall  
22 be limited to accommodating not more than two cars for each  
23 dwelling unit and a boathouse shall be limited to accommodating  
24 not more than one private noncommercial pleasure craft for each  
25 dwelling unit on the premises;

26 C. Apartment hotels;

27 D. Hospitals, except mental and alcoholic, provided all  
28 buildings and structures shall maintain a distance of not less  
29 than forty-five feet from the property front line and not less  
30 than twenty feet from any R classified property;

31 E. Hotels, provided:

32 1. Restaurants, cocktail lounges and specialty shops  
33 are permitted accessory uses provided the floor area devoted to  
34 such uses shall not exceed twenty percent of the total floor

1 area and entry to such uses shall be from within the main  
2 building;

3 2. All buildings and structures shall maintain a  
4 distance of not less than twenty feet from any lot in an R  
5 zone.

6 F. Motels, provided:

7 1. Restaurants, cocktail lounges and specialty shops  
8 are permitted accessory uses provided the floor area devoted to  
9 such uses shall not exceed twenty percent of the total floor  
10 area and entry to such uses shall be from within the main  
11 building. All buildings and structures shall maintain a  
12 distance of not less than twenty feet from any lot in an R  
13 zone.

14 G. Private clubs and fraternal societies, except those the  
15 chief activity of which is a service customarily carried on as  
16 a business, provided all buildings and structures shall  
17 maintain a distance not less than twenty feet from any lot in  
18 an R zone;

19 H. Professional offices and medical-dental buildings and  
20 clinics as defined in this title, provided all buildings and  
21 structures shall maintain a distance not less than twenty feet  
22 from any lot in an RS, S or G zone;

23 I. Retirement home, provided:

24 ~~((1. The housing shall for the low income elderly, and  
25 shall have the necessary standards and controls to assure such  
26 continued use, or shall be owned by or limited to said use by  
27 contract with federal, state or county government,))~~

28 1. ~~((2.))~~ The use shall be within one-quarter mile of  
29 public transportation, including vanpools whether public or  
30 private, or neighborhood shopping, which shall be accessible by  
31 sidewalk or walkway,

32 2. ~~((1.))~~ The lot area per dwelling unit shall not be  
33 less than four hundred fifty square feet;

1           3. ((2+)) The amount of off-street parking required  
2 shall not be less than one parking space per four dwelling  
3 units;

4           J. Sanitariums, provided all buildings and structures  
5 shall maintain a distance not less than twenty feet from any  
6 lot in an R zone;

7           K. Signs, as follows:

8           1. One identification sign not exceeding two square  
9 feet in area containing the name of the occupant of the  
10 premises,

11           2. One double-faced or one single-faced identification  
12 sign not exceeding sixteen square feet per face for multiple  
13 dwellings and other permitted structures provided such sign  
14 shall not be located in any required yard or open space on the  
15 premises, and if the sign is lighted it shall be stationary and  
16 nonflashing,

17           3. One double-faced sign or two single-faced signs, not  
18 exceeding six square feet of area per face, pertaining only to  
19 the sale, lease or hire of only the particular building,  
20 property or premises upon which displayed;

21           L. Mobile home parks as provided in Chapter 21.09;

22           M. Planned unit development as provided in Chapter 21.56;

23           N. Unclassified uses as provided in Chapter 21.44.

24           O. Mortuaries, provided a conditional use permit has been  
25 granted and provided all buildings and structures shall  
26 maintain a distance not less than twenty feet from any lot in  
27 an R zone,

28           P. Uses rendering governmental, social or personal  
29 services to the individual; business offices and banks;  
30 provided:

31           1. Must be located on a road developed to at least the  
32 secondary arterial standards of King County,



1           2. The use shall not include the sale or handling of  
2 commodities except when accessory to and incidental to the  
3 service provided,

4           3. All buildings and structures shall maintain a  
5 distance not less than twenty feet from any lot in an RS, S or  
6 G zone,

7           4. The uses do not have, within the building or on the  
8 premises, warehouse space or storage space for machinery,  
9 equipment or materials;

10          Q. Private parking area for employees of establishments  
11 located in a B, C or M zone, provided:

12           1. The parking area serves B, C or M uses adjoining or  
13 directly across a street or alley from such parking area,

14           2. Access to such parking area shall only be from the  
15 business or industrial zoned property it is intended to serve,  
16 or from the alley or street which intervenes,

17           3. The parking area shall be developed as required by  
18 Chapter 16.74, Off-Street Parking Facilities, and no such area  
19 shall be used for an automobile, trailer or boat sales area or  
20 for the accessory storage of such vehicles.

21          R. Research and testing laboratories, provided:

22           1. Such laboratory shall be accessory to a professional,  
23 office directly related to the operation and administration of  
24 the laboratory,

25           2. The floor area devoted to such use shall not exceed  
26 one thousand square feet,

27           3. No radioactive substances other than those commonly  
28 used in the function and operation of X-ray equipment shall be  
29 permitted on premises,

30           4. All testing and storage of materials, supplies and  
31 equipment shall be within enclosed buildings,

32           5. Noise levels from machines located in such  
33 laboratories shall not exceed eighty decibels,

1 6. No medical or research experimentation on live  
2 animals shall be permitted on premises.

3 S. Cafeteria and delicatessen food services, provided:

4 1. Such food service shall be located on a site  
5 designated and limited to office park development,

6 2. Such food service shall be accessory to and  
7 contained within a building as developed for offices,

8 3. The floor area devoted to such use shall not exceed  
9 one thousand square feet or three percent building, whichever  
10 is less,

11 4. No entrances directly from the street or parking lot  
12 to such establishment shall be allowed,


13 5. No sign from such establishment shall be visible  
14 from the outside of any building, and

15 6. The hours of operation shall be no later than those  
16 of the office park development.


17 INTRODUCED AND READ for the first time this 27<sup>th</sup> day  
18 of July, 1992

19 PASSED this 24<sup>th</sup> day of August, 1992

20 KING COUNTY COUNCIL  
21 KING COUNTY, WASHINGTON

  
ACTING Chair

24 ATTEST:

25   
26 Clerk of the Council

27 APPROVED this 4<sup>th</sup> day of September, 1992

28   
29 King County Executive  
30