

June 19, 1986
9046A/JP/gj

INTRODUCED BY: Paul Barden

PROPOSED NO.: 86-371

ORDINANCE NO. 7801

AN ORDINANCE relating to signs permitted by schools in an RS - single-family zone and amending K.C.C. 21.08.040 and Ordinance 3144, Section 4.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

Section 1. K.C.C. 21.08.040 and Ordinance 3144 are 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
2 used to provide off-street parking areas and on corner lots the
3 interior side yards may be similarly used. Under no
4 circumstances may the required front yard or the side yard on
5 the side street be used for off-street parking.

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

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

13 7. The following signs only are permitted:

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

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

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

26 8. For purposes of determining conformance to the
27 foregoing conditions and the parking requirements, a plot plan
28 showing ultimate location and use of all buildings, location of
29 signs, location and amount of off-street parking areas, location
30 and adequacy of ingress to and egress from parking areas,
31 landscaping and sketches to scale showing the building
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1 elevations and floorspace to be devoted to seating or assembly
2 purposes, shall be filed with and approved by the building and
3 land development division prior to the issuance of any building
4 permit and thereafter the issuance of any building permits shall
5 be governed by and conform to the approved plot plan. If later,
6 a modified plot plan is submitted, the modified plan shall
7 conform to the conditions and requirements of this title or any
8 amendments in 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
12 distance of not less than fifty feet from any property boundary
13 line and from any street boundary line.

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

16 3. Where property devoted to these purposes is bounded
17 by a 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
23 is less than ten acres, and no public amusement devices for hire
24 are 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
29 site 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
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
17 wall of the main building and parallel thereto, having an area
18 not 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 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
26 greater than fifty square feet, lighted or unlighted, and on
27 which both 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:
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1 1. Prior to conversion, the school district shall:

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

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

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

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

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

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1 3. 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. 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
12 go through the conversion process for closed public school
13 facilities, and;

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

18 c. Public health clinic with no overnight stay;

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

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

23 f. Community fund raising activities;

24 g. Community and senior citizens center;

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

27 i. Recreation programs and athletic activities;

28 j. Maintenance caretaker residence;

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

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- 1 l. Cafeteria services (limited to building users
2 and programs for the elderly);
- 3 m. Professional offices limited to twenty percent
4 of the net usable floor space of the school facility;
- 5 n. Convalescent homes;
- 6 o. Nursing homes;
- 7 p. Storage of materials and equipment within the
8 building by educational, community service and governmental
9 agencies;
- 10 q. Emergency shelters for families only;
- 11 r. College/University;
- 12 s. Arts and crafts vocation and trade schools;
- 13 t. Adult community school and business school.
- 14 5. Parking shall be provided as follows:
- 15 a. The school district shall develop a parking plan
16 designating parking areas and driveways for all building users
17 and tenants;
- 18 b. The total number of off-street parking spaces to
19 be provided for all building users shall be calculated based on
20 the provisions set forth in K.C.C. 21.50. Building use shall be
21 limited to the amount of available parking;
- 22 c. Lease agreements negotiated between the tenants
23 and the school district shall stipulate the use of on-site
24 parking facilities.
- 25 6. Right-of-way dedication and street improvements
26 shall be provided pursuant to K.C.C. 14.28, 19.26.310 and
27 21.48.110. The county road engineer shall determine necessary
28 access and shall recommend any needed street and sidewalk
29 improvements.
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1 7. All uses in converted school buildings shall conform
2 to the building and fire code and meet the necessary standards
3 relating to separation, sprinklers and building requirements.

4 8. Signs shall be permitted according to the following
5 standards and shall not be placed in any yard or required open
6 space:

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

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

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

17 d. Flashing and neon signs are not permitted;

18 e. Signs may be freestanding but shall be no taller
19 than five feet;

20 f. No tenant shall have any sign in the window
21 identifying their occupancy.

22 9. The property shall be managed, operated and
23 maintained to preserve the peace and character of the
24 surrounding neighbors. The hours of operation may be restricted.

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

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

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

1 3. An unlighted permanent community identification sign
2 in connection with a subdivision or planned unit development
3 provided:

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

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

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

10 d. Each sign shall be residential in character.

11 e. Each sign shall not reduce sight distance at
12 intersections.

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

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

19 K. Day nurseries, provided:

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

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

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

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

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

10 6. The hours of operation may be restricted to assure
11 compatibility with surrounding neighborhood.

12 INTRODUCED AND READ for the first time this 23rd day
13 of June, 1986.

14 PASSED this 29th day of September, 1986.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 Audrey Linger
18 Chair

19 ATTEST:

20 Dorothy M. Owens
21 Clerk of the Council

22 APPROVED this 9th day of October, 1986.

23 Jim Hill
24 King County Executive
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