

January 15, 1993  
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Introduced by: CYNTHIA SULLIVAN

Proposed No.: 93-18

ORDINANCE NO. **10914**

AN ORDINANCE related to zoning; amending the regulations for retirement homes in residential zones; amending Ordinance 3144, Section 6 as amended; Resolution 25789, Section 601 as amended, Section 701 as amended, Section 801 as amended; and K.C.C. 21.08.062; 21.12.020; 21.14.020; 21.16.020

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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

3. The storage of governmental records.

1 4. Retirement home, provided:

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

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

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

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

13 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 6. Hospitals, on school sites only, which abut an  
18 arterial street improved to King County standards.

19 7. Schools, private or parochial.

20 8. School administrative offices.

21 Any subsequent change of use to other uses permitted by  
22 this 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 SECTION 2. Resolution 25789, Section 601 as amended and  
28 K.C.C. 21.12.020 are hereby amended to read as follows:

29 **Permitted uses.** In an RM-2400 zone only the following  
30 uses are permitted and as hereinafter specifically provided and  
31 allowed by this chapter, subject to the off-street parking  
32 requirements, landscaping requirements, and the general  
33 provisions and exceptions set forth in this title beginning  
34 with Chapter 21.46.

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

7           B. Multiple-dwelling units;

8           C. Day nurseries, provided:

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

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

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

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

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

20           E. Signs, as follows:

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

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

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

29           F. Retirement home, provided:

30                 1. The use shall be within one-quarter mile of public  
31 transportation, including van pools whether public or private,  
32 or neighborhood shopping, which shall be accessible by sidewalk  
33 or walkway.

34                 2. The lot area per each sleeping unit and each dwelling  
35 unit shall not be less than twelve hundred square feet,

1           3. The amount of off-street parking required shall not  
2 be less than one parking space per four sleeping and dwelling  
3 units.

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

6           1. The architectural design, scale and building  
7 materials shall be residential in character and compatible with  
8 surrounding uses.

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

10          3. The site shall be functionally convenient to a  
11 developed secondary arterial.

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

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

19          6. The adjustor may impose any additional conditions  
20 relating to building setback, screening, landscaping, street  
21 improvements, internal circulation and building placement  
22 necessary to insure compatibility with the surrounding area, or  
23 to mitigate adverse impacts on the surrounding area;

24          H. Uses on transitional lots, one dwelling unit for each  
25 one thousand eight hundred square feet of lot area when the lot  
26 or building site upon which it is located has a side line  
27 abutting a lot or lots classified for RM-900, B, C or M  
28 purposes, whether or not an alley intervenes. In no case shall  
29 the property used for such transitional use consist of more  
30 than one lot or exceed a width of ninety feet, whichever is the  
31 least, nor be used to a depth greater than the extent to which  
32 the side property line is common with property classified for  
33 such heavier uses;

34          I. Planned unit development as provided in Chapter 21.56;

35          J. Unclassified use as provided in Chapter 21.44.

1            SECTION 3. Resolution 25789, Section 701 as amended and  
2 K.C.C. 21.14.020 are hereby amended to read as follows:

3            **Permitted uses.** In an RM-1800 zone only the following  
4 uses are permitted and as hereinafter specifically provided and  
5 allowed by this chapter, subject to the off-street parking  
6 requirements, landscaping requirements, and the general  
7 provisions and exceptions set forth in this title beginning  
8 with Chapter 21.46.

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

14           B. Accessory uses, buildings and structures set forth in  
15 the RS classification except that where more than one dwelling  
16 unit is located on the premises private garages shall be  
17 limited to accommodating not more than two cars for each  
18 dwelling unit, and a boathouse or hangar shall be limited to  
19 accommodating not more than one private noncommercial pleasure  
20 craft for each dwelling unit on the premises;

21           C. Boarding and lodging houses;

22           D. Fraternity and sorority houses;

23           E. Multiple dwelling units;

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

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

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

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

1. All buildings and structures shall maintain a distance not less than twenty feet from any lot in an R zone;
2. The accommodations and number of persons cared for conform to state and local regulations pertaining thereto;
3. That the health department shall have approved all provisions for drainage and sanitation.

H. A retirement home, provided:

1. The use shall be within one-quarter mile of public transportation, including van pools whether public or private, or neighborhood shopping, which shall be accessible by sidewalk or walkway;
2. The lot area per each sleeping unit and each dwelling unit shall not be less than nine hundred square feet;
3. The amount of off-street parking required shall not be less than one parking space per four sleeping and dwelling units.

I. Signs, as follows:

1. One identification sign not exceeding two square feet in area containing the name of the occupant of the premises;
2. One single-faced identification sign not exceeding sixteen square feet in area for multiple dwellings and other permitted uses; provided such sign shall not be located in any required yard or open space on the premises, and if the sign is lighted, it shall be stationary and nonflashing;
3. One double-faced sign or two single-faced signs, not exceeding six square feet of area per face, pertaining only to the sale, lease or hire of only the particular building, property or premises upon which displayed.

J. Uses on transitional lots - one dwelling unit for each nine hundred square feet of lot area when the lot or building site upon which it is located has a side line abutting a lot or lots classified B, C or M, whether or not an alley intervenes. In no case shall the property used for such transitional use consist of more than one lot or exceed a width of ninety feet,

1 whichever is the least, nor be used to a depth greater than the  
2 extent to which the side property line is common with property  
3 classified for such heavier uses;

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

5 L. Unclassified uses as provided in Chapter 21.44;

6 M. Self-service storage facilities, subject to a  
7 conditional use permit which shall address site development,  
8 design and buffering issues, provided that the zoning adjustor  
9 determines that:

10 1. This use shall only occur on sites (~~that~~) which:

11 a. abut, or are in close proximity to B, C or M  
12 classified properties, whether or not an alley or utility right  
13 of way intervenes;

14 b. do not result in the isolation of existing or  
15 potential residential uses between the site and B, C or M  
16 classified properties.

17 2. The building height does not exceed the limit of the  
18 most restrictive adjacently zoned property;

19 3. No lot shall be less than one acre or greater than  
20 three acres;

21 4. Landscaping provisions set forth in K.C.C. 21.51  
22 shall be adhered to, provided that K.C.C. 21.51.030A is  
23 supplemented as follows:

24 a. Where the site shares a common boundary with any  
25 residential classified properties, Type I landscaping as  
26 defined in K.C.C. 21.51 shall be planted at a ten foot depth  
27 and an eight foot height; and where such sites are also  
28 separated from B, C, or M classified sites by an alley, utility  
29 right-of-way, subaccess, minor access, multiple-dwelling,  
30 business, or industrial access street, the site shall be  
31 landscaped as a use permitted in the B or C zones.

32 b. Additional landscaping or building setbacks from  
33 residential properties may be required where sites are  
34 separated from B, C, or M classified properties by  
35 subcollector, neighborhood collector or arterial streets in

1 order to offset the lost separation of uses provided by such  
2 streets;

3 5. All outdoor lights shall be deflected, shaded and  
4 focused away from all adjoining property;

5 6. The use of the property shall be limited to dead  
6 storage. Activities such as the servicing or repair of motor  
7 vehicles, boats, trailers, lawnmowers or similar equipment is  
8 prohibited;

9 7. No outdoor storage is permitted;

10 8. No storage of flammable liquids, highly combustible  
11 or explosive materials or hazardous chemicals is permitted;

12 9. No residential occupancy of the storage units is  
13 permitted;

14 10. No business activity other than the rental of  
15 storage units is permitted;

16 11. A resident manager shall be required on the site and  
17 shall be responsible for maintaining the operation of the  
18 facility in conformance with the conditions of approval;

19 12. The zoning adjustor shall establish requirements for  
20 parking and loading areas sufficient to accommodate the needs  
21 of the resident manager and the customers of the facility.

22 SECTION 4. Resolution 25789, Section 801 as amended and  
23 K.C.C. 21.16.020 are hereby amended to read as follows:

24 **Permitted uses.** In an RM-900 zone the following uses only  
25 are permitted and as hereinafter specifically provided and  
26 allowed by this chapter, subject to the off-street parking  
27 requirements, landscaping requirements, and general provisions  
28 and exceptions set forth in this title beginning with Chapter  
29 21.46.

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



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

8           C. Apartment hotels;

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

13          E. Hotels, provided:

14           1. Restaurants, cocktail lounges and specialty shops are  
15 permitted accessory uses provided the floor area devoted to  
16 such uses shall not exceed twenty percent of the total floor  
17 area and entry to such uses shall be from within the main  
18 building;

19           2. All buildings and structures shall maintain a  
20 distance of not less than twenty feet from any lot in an R  
21 zone.

22          F. Motels, provided:

23           1. Restaurants, cocktail lounges and specialty shops are  
24 permitted accessory uses provided the floor area devoted to  
25 such uses shall not exceed twenty percent of the total floor  
26 area and entry to such uses shall be from within the main  
27 building.

28           2. All buildings and structures shall maintain a  
29 distance of not less than twenty feet from any lot in an R  
30 zone.

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

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

5 I. Retirement home, provided:

6 1. The use shall be within one-quarter mile of public  
7 transportation, including vanpools whether public or private,  
8 or neighborhood shopping, which shall be accessible by sidewalk  
9 or walkway,

10 2. The lot area per each sleeping unit and each dwelling  
11 unit shall not be less than four hundred fifty square feet,

12 3. The amount of off-street parking required shall not  
13 be less than one parking space per four sleeping and dwelling  
14 units;

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

18 K. Signs, as follows:

19 1. One identification sign not exceeding two square feet  
20 in area containing the name of the occupant of the premises,

21 2. One double-faced or one single-faced identification  
22 sign not exceeding sixteen square feet per face for multiple  
23 dwellings and other permitted structures provided such sign  
24 shall not be located in any required yard or open space on the  
25 premises, and if the sign is lighted it shall be stationary and  
26 nonflashing,

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

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

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

33 N. Unclassified uses as provided in Chapter 21.44.

34 O. Mortuaries, provided a conditional use permit has been  
35 granted and provided all buildings and structures shall

1 maintain a distance not less than twenty feet from any lot in  
2 an R zone,

3 P. Uses rendering governmental, social or personal  
4 services to the individual; business offices and banks;  
5 provided:

6 1. The use ((M)) must be located on a road developed to  
7 at least the secondary arterial standards of King County,

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

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

14 4. The uses do not have, within the building or on the  
15 premises, warehouse space or storage space for machinery,  
16 equipment or materials;

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

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

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

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

28 R. Research and testing laboratories, provided:

29 1. Such laboratory shall be accessory to a professional  
30 office directly related to the operation and administration of  
31 the laboratory,

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

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

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

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

8           6. No medical or research experimentation on live  
9 animals shall be permitted on premises.

10          S. Cafeteria and delicatessen food services, provided:

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

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

15           3. The floor area devoted to such use shall not exceed  
16 one thousand square feet or three percent of the building,  
17 whichever is less,

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

20           5. No sign from such establishment shall be visible from  
21 the outside of any building, and  
22

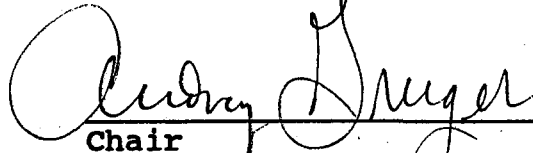
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6. The hours of operation shall be no later than those of the office park development.


INTRODUCED AND READ for the first time this 3<sup>rd</sup> day of May, 1993.

PASSED this 28<sup>th</sup> day of June, 1993


KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chair

ATTEST:

  
Clerk of the Council

APPROVED this 9<sup>th</sup> day of July, 1993.

  
King County Executive

Attachments:  
None