

October 30, 1993
adult.ord (SW/wea)

Introduced by: Greg Nickels

Proposed No.: 93-790

ORDINANCE NO. **11113**

AN ORDINANCE relating to zoning for adult day care uses; amending Ordinance 3144, Sections 4 and 6, and K.C.C. 21.08.040 and 21.08.060; and amending Resolution 25789, Section 601, and K.C.C. 21.12.020; and amending Ordinance 4689, Section 4, and K.C.C. 21.17.020; and amending Ordinance 5318, Section 3, and K.C.C. 21.20A.030; and amending Ordinance 7661, Section 4, and K.C.C. 21.21A.040; and amending Ordinance 5137, Section 3, and K.C.C. 21.29.030; and amending Ordinance 10870, Section 333; and adding a new section to K.C.C. 21.04.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance No. 3144, Section 4, as amended, and K.C.C. 21.08.040

are hereby amended to read as follows:

Permitted uses - Primary nonresidential. 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.

1 3. The height limits of the RS classification shall apply, except that the height
2 shall be measured to the mean height of the roof.

3 4. On interior lots, the required side yards may be used to provide off-street
4 parking areas and on corner lots the interior side yards may be similarly used. Under no
5 circumstances may the required front yard or the side yard on the side street be used for
6 off-street parking.

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

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

12 7. The following signs only are permitted:

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

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

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

22 8. For purposes of determining conformance to the foregoing conditions and the
23 parking requirements, a plot plan showing ultimate location and use of all buildings,
24 location of signs, location and amount of off-street parking areas, location and adequacy
25 of ingress to and egress from parking areas, landscaping and sketches to scale showing the
26 building elevations and floorspace to be devoted to seating or assembly purposes, shall be
27 filed with and approved by the building and land development division prior to the
28 issuance of any building permit and thereafter the issuance of any building permits shall
29 be governed by and conform to the approved plot plan. If later, a modified plot plan is

1 submitted, the modified plan shall conform to the conditions and requirements of this title
2 or any amendments in effect at the time the modified plan is submitted;

3 D. Golf courses, private or public, including clubhouse, accessory driving range,
4 pitch and putt courses, provided:

5 1. All buildings or structures shall maintain a distance of not less than fifty feet
6 from any property boundary line and from any street boundary line.

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

9 3. Where property devoted to these purposes is bounded by a street, then on any
10 street property line no entrance-exit facilities for automobiles shall be located closer than
11 one hundred feet from a street intersection;

12 E. Libraries, publicly operated;

13 F. Parks, publicly owned and operated, provided:

14 1. No bleachers or stadiums are permitted if the site is less than ten acres, and
15 no public amusement devices for hire are permitted.

16 2. Any lights provided to illuminate any building or recreational area shall be so
17 arranged as to reflect the light away from any premises upon which a dwelling unit is
18 located.

19 3. All buildings or structures or service yards on the site shall maintain a
20 distance not less than fifty feet from any property line and from any public street;

21 G. Schools, elementary, junior high and high, and junior colleges, public, private
22 or parochial; provided the following conditions are conformed to:

23 1. No less than the following minimum site areas shall be provided:

24 a. For elementary schools, five acres,

25 b. For junior high schools, ten acres,

26 c. For senior high schools, fifteen acres,

27 d. For junior colleges, twenty acres.

28 2. All buildings and structures shall maintain a distance not less than thirty feet
29 from any property line.

1 3. All buildings, including accessory buildings and structures, shall not cover
2 more than forty percent of the area of the site.

3 4. The following signs only are permitted:

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

6 b. A detached sign, lighted or unlighted, totalling not more than twenty
7 square feet and on which both faces may be utilized, such sign being securely mounted on
8 the ground and the top of which sign shall be not more than six feet above natural grade.

9 On corner and reverse corner lots one such sign may be placed facing each street;

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

12 H. The reuse of closed public school facilities that are retained in the ownership of
13 the school district, provided:

14 1. If any new structures are constructed or if existing structures are modified,
15 the total site area devoted to structures shall not exceed forty percent.

16 2. Prior to conversion, the school district shall:

17 a. Give notice of intent to reuse the facility and hold a hearing for the
18 purposes of advising the neighborhood of the proposed reuse and receiving comments.
19 Notice of the public hearing shall follow the procedures described in K.C.C. 21.62.070.

20 b. Develop a plan for the reuse of the facility which includes a list of the uses
21 of conversion and conditions, a site plan showing the existing conditions, any proposed
22 structural modifications, existing and proposed parking and access abutting right-of-way
23 width and street and sidewalk improvements, fire access, existing vegetation and proposed
24 landscaping, signs, and exterior lighting. A certificate of water availability shall be
25 attached to the site plan.

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

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

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

7 4. Once an application and site plan is approved by BALD and then accepted by
8 the district through school board resolution, it shall be the basis for reviewing all building
9 permits and change of occupancy permits for the facility. BALD shall determine
10 compliance with the approved plan before issuing such permits.

11 5. The list of eligible uses shall be limited to the following:

12 a. Those uses permitted in Sections 21.08.040 and 21.08.050 of this chapter
13 subject to the conditions set forth in those sections in which case a school district does not
14 have to go through the conversion process for closed public school facilities, and;

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

18 c. Public health clinic with no overnight stay;

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

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

22 f. Community fund raising activities;

23 g. Community and senior citizens center;

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

25 i. Recreation programs and athletic activities;

26 j. Maintenance caretaker residence;

27 k. Dwelling units at the density permitted by the underlying zoning
28 designation;

29 l. Cafeteria services (limited to building users and programs for the elderly);

- 1 m. Professional offices limited to twenty percent of the net usable floor space
2 of the school facility;
- 3 n. Convalescent homes;
- 4 o. Nursing homes;
- 5 p. Storage of materials and equipment within the building by educational,
6 community service and governmental agencies;
- 7 q. Emergency shelters for families only;
- 8 r. College/University;
- 9 s. Arts and crafts vocation and trade schools;
- 10 t. Adult community school and business school;
- 11 u. Specialized instruction schools.
- 12 6. Parking shall be provided as follows:
- 13 a. The school district shall develop a parking plan designating parking areas
14 and driveways for all building users and tenants;
- 15 b. The total number of off-street parking spaces to be provided for all
16 building users shall be calculated based on the provisions set forth in K.C.C. 21.50.
17 Building use shall be limited to the amount of available parking;
- 18 c. Lease agreements negotiated between the tenants and the school district
19 shall stipulate the use of on-site parking facilities.
- 20 7. Right-of-way dedication and street improvements shall be provided pursuant
21 to K.C.C. 14.28, 19.26.310 and 21.48.110. The county road engineer shall determine
22 necessary access and shall recommend any needed street and sidewalk improvements.
- 23 8. All uses in converted school buildings shall conform to the building and fire
24 code and meet the necessary standards relating to separation, sprinklers and building
25 requirements.
- 26 9. Signs shall be permitted according to the following standards and shall not be
27 placed in any yard or required open space:
- 28 a. Up to two signs of no more than forty square feet each may be located on
29 the site to identify the facility and tenants. If the signs are illuminated, they shall be
30 shielded so that direct rays from the light do not impact surrounding properties;

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

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

5 d. Flashing and neon signs are not permitted;

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

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

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

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

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

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

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

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

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

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

23 d. Each sign shall be residential in character.

24 e. Each sign shall not reduce sight distance at intersections.

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

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

30 K. Day nurseries and adult daycare, provided:

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

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

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

9 4. For day nurseries, ((~~Θ~~))outdoor play areas shall be provided with a minimum
10 of seventy-five square feet in area for each child using the area at one time, and shall be
11 completely enclosed by a solid barrier such as a berm, wall or fence, with no openings
12 except for gates, and having a minimum height of six feet, to minimize visual and noise
13 impacts and prevent trespassing on adjacent residentially classified properties.

14 5. For day nurseries, ((~~P~~))play equipment shall not be located closer than twenty
15 feet to any property lines.

16 6. The hours of operation may be restricted to assure compatibility with
17 surrounding neighborhood.

18 SECTION 2. Ordinance 3144, Section 6, as amended and K.C.C. 21.08.060 are
19 hereby amended to read as follows:

20 **Conditional uses.** In an RS zone the following conditional uses are permitted,
21 subject to the restrictions of this section, the off-street parking requirements, landscaping
22 requirements, and the general provisions and exceptions set forth in this title beginning
23 with Chapter 21.46, Chapter 21.58, and the provisions of the King County shoreline
24 management master program, where applicable:

25 A. Recreational facilities, community noncommercial, including clubhouse
26 facilities, provided:

27 1. Any building or structure on the site shall maintain a distance not less than
28 twenty-five feet from any abutting R, S or G classified property.

1 2. Any lights provided to illuminate any building or recreational area shall be so
2 arranged as to reflect the light away from any premises upon which a dwelling unit is
3 located.

4 3. The site shall be located upon, or have adequate access to a public
5 thoroughfare.

6 B. Boat moorages for pleasure craft only in connection with community and
7 noncommercial recreational facilities as set forth in this section, whether the moorage is
8 publicly or privately owned; provided:

9 1. No boat sales, service, repair, boat charter or rental shall be permitted on the
10 premises.

11 2. The deck of any pier shall be no more than five feet above high water level.

12 3. Onshore toilet facilities shall be provided.

13 4. Boats using such moorage facilities shall not be used as a place of residence.

14 5. No overhead wiring shall be permitted on piers or floats except within
15 covered moorage structures.

16 6. All covered structures over water shall abut upon the shore and be at least
17 forty feet apart when placed side by side. When covered structures are placed end to end
18 or side to end, one of the structures shall abut upon the shore, and the structures shall be
19 at least fifteen feet apart.

20 7. No covered structures over water shall be permitted to extend out from shore
21 a distance greater than fifty percent of the maximum permitted distance from shore of a
22 pier on the subject premises, but in no case a distance of more than fifty feet from shore.

23 8. No pier, including finger piers, shall occupy more than ten percent of the
24 water area of any lot upon which the same is built, nor shall the total area of covered
25 structures over water occupy more than twenty percent of the water area of such lot.

26 9. All covered structures over water under one ownership shall be built in a
27 uniform manner and design and no point in the roof of such structure shall be higher than
28 sixteen feet above high water in fresh water and no floating moorage located in fresh or
29 tidal water shall have a structure higher than sixteen feet from the water line.

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10. The roofs of covered moorage shall contain no more than seventy-two hundred square feet of area in any one unit, and such roofs shall not be supported directly by extended piling.

11. Side walls on covered structures shall not exceed fifty percent of the area of any three sides and shall be of rigid or semirigid material and shall cover from external view all roof bracing.

C. Day nurseries and adult daycare when more than twelve children or adults are to be cared for at one time, subject to the following provisions which the zoning adjustor may waive or modify when circumstances warrant:

1. A minimum site area of 7,200 square feet is required for thirteen children or adults, and an additional 400 square feet of site area is required for each additional child or adult to be cared for.

2. The facility shall conform to the occupancy requirements of Chapter 8 of the Uniform Building Code as adopted by King County.

3. Direct access to a designated and developed arterial street shall be required.

4. A minimum of one off-street parking space for each ten children or adults cared for plus one for each employee on duty shall be required, provided no parking shall be located within required yards.

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

6. For day nurseries, ((~~Θ~~))outdoor play areas shall be provided with a minimum of seventy-five square feet in area for each child using the area at one time, and shall be completely enclosed by a solid barrier such as a berm, wall or fence, with no openings except for gates, and having a minimum height of six feet, to minimize visual and noise impacts and prevent trespassing on adjacent residentially classified properties.

7. For day nurseries, ((~~P~~))play equipment shall not be located closer than twenty feet to any property lines.

8. The hours of operation may be restricted to assure compatibility with surrounding development.

9. One sign not exceeding two square feet in area is permitted.

1 D. Seaplane hangars, provided:

2 1. No aircraft sales, service, repair, charter or rental shall be permitted on the
3 premises, nor shall storage of any aircraft on the premises for such purposes be permitted.

4 2. Only one single-engined or twin-engined private noncommercial seaplane
5 (excluding helicopters) shall be accommodated on the premises.

6 3. No aviation fuel except that contained in the tank or tanks of the seaplane
7 itself shall be stored on the premises.

8 4. Seaplane hangars shall conform to all applicable zoning and shoreline
9 management regulations governing moorage facilities and covered boathouses.

10 5. No landing field or other facility for landbased aircraft shall be allowed,
11 except as an unclassified use in conformance with Chapter 21.44.

12 E. Administrative Office, Public.

13 1. Any building or structure shall maintain a distance of not less than twenty feet
14 from any abutting R, S or G classified property.

15 2. The site shall be located upon or have adequate access to a public
16 thoroughfare.

17 3. Buildings, parking and other structures shall be screened from any abutting R,
18 S or G classified property with a Type I Landscape Buffer.

19 F. Communication facility subject to K.C.C. 21.80.020 - 21.80.190.

20 SECTION 3. Resolution 25789, Section 601, as amended and K.C.C. 21.12.020
21 are hereby amended to read as follows:

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

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

30 B. Multiple-dwelling units;

1 C. Day nurseries and adult daycare, provided:

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

4 2. For day nurseries, ((F)) the play area shall be completely enclosed to a
5 minimum height of six feet with a solid wall or fence,

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

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

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

12 E. Signs, as follows:

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

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

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

20 F. Retirement home, provided:

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

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

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

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

- 1 1. The architectural design, scale and building materials shall be residential in
2 character and compatible with surrounding uses.
- 3 2. No buildings may exceed thirty feet in height.
- 4 3. The site shall be functionally convenient to a developed secondary arterial.
- 5 4. One sign only, unlighted and residential in character, shall be allowed, not to
6 exceed sixteen square feet in area per face, two faces only being permitted.
- 7 5. Any right-of-way needed for street improvements shall be dedicated as
8 required by the King County department of public works, prior to issuance of any building
9 permit on the site.
- 10 6. The adjustor may impose any additional conditions relating to building
11 setback, screening, landscaping, street improvements, internal circulation and building
12 placement necessary to insure compatibility with the surrounding area, or to mitigate
13 adverse impacts on the surrounding area;
- 14 H. Uses on transitional lots, one dwelling unit for each one thousand eight hundred
15 square feet of lot area when the lot or building site upon which it is located has a side line
16 abutting a lot or lots classified for RM-900, B, C or M purposes, whether or not an alley
17 intervenes. In no case shall the property used for such transitional use consist of more
18 than one lot or exceed a width of ninety feet, whichever is the least, nor be used to a
19 depth greater than the extent to which the side property line is common with property
20 classified for such heavier uses;
- 21 I. Planned unit development as provided in Chapter 21.56;
- 22 J. Unclassified use as provided in Chapter 21.44.

23 SECTION 4. Ordinance 4689, Section 4, as amended and K.C.C. 21.17.020 are
24 hereby amended to read as follows:

25 **Permitted uses.** The following uses are permitted in an RT zone:

- 26 A. One or more townhouse dwellings as provided in Section 21.17.040 of this
27 chapter;
- 28 B. A detached single-family dwelling, subject to the yard and lot coverage
29 requirements of Chapter 21.08;

1 C. Accessory residential uses, excluding beehives, as provided in Section
2 21.08.030;

3 D. Primary and accessory nonresidential uses, as provided in Sections 21.08.040
4 and 21.08.050;

5 E. Conditional uses, as follows, subject to Section 21.08.060, Chapter 21.58 and
6 the Shoreline Management Master Program where applicable:

- 7 1. Community noncommercial recreational facilities,
- 8 2. Boat moorages for pleasure craft only, in connection with community
9 noncommercial recreational facilities,
- 10 3. Adult daycare and ((D))day nurseries,
- 11 4. Senior Citizen apartments, as provided in K.C.C. 21.10.020 C.
- 12 5. Reuse of nonresidential buildings as provided in Section 21.08.062E.;

13 F. Utilities as provided in Section 21.08.070;

14 G. Unclassified uses, as provided in Chapter 21.44.

15 SECTION 5. Ordinance 5318, Section 3, as amended, and K.C.C. 21.20A.030 are
16 hereby amended to read as follows:

17 **Permitted uses.** In an RMHP zone the following uses are permitted:

- 18 A. Mobile home parks;
- 19 B. Mobile homes, located only within an approved mobile home park;
- 20 C. Accessory structures, as provided in Chapter 21.08;
- 21 D. Recreational facilities, located within and primarily for use of residents of an
22 approved mobile home park;
- 23 E. Recreational vehicle and boat storage facilities, located within and limited to
24 use by residents of an approved mobile home park only:
- 25 F. Home occupation, as provided in Section 21.08.030L.;
- 26 G. Signs, as provided in Section 21.08.040I.;
- 27 H. Day nurseries and adult daycare, as provided in Section 21.08.040J.

28 SECTION 6. Ordinance 7661, Section 4, as amended and K.C.C. 21.21A.040 are
29 hereby amended to read as follows:

1 **Permitted uses - Nonresidential.** The following nonresidential uses only are
2 permitted in an A-R zone:

3 **A. Bed and breakfast guesthouse, provided:**

4 1. The bed and breakfast guesthouse operation shall be located only on the
5 premises of the principal residence of the operator;

6 2. The guesthouse operation shall not use more than fifty percent of the floor
7 area of the principal residence;

8 3. One off-street parking space shall be provided for each guestroom plus the
9 required off-street parking spaces for the principal dwelling. This parking area shall not
10 be located within any required setback. Landscaping may be required by the division to
11 screen parking areas from the view of adjacent properties and from public roads;

12 4. The wastewater disposal facility and the domestic water supply serving the
13 guesthouse shall be approved by the Seattle-King County department of public health prior
14 to the use permit being issued;

15 5. The number of persons accommodated per night shall not exceed five except
16 that a structure which satisfies the standards of the uniform building code as adopted by
17 King County for R-1 occupancies may accommodate up to ten persons per night;

18 6. Service of meals shall be to registered guests only;

19 **B. Public utility facilities such as telephone exchanges, water pumping stations,
20 electrical distribution substations, water storage reservoirs or tanks necessary for the
21 distribution and transmission of services for the area or which require location in the area;**

22 **C. Libraries and parks, publicly owned, subject to the provisions of K.C.C.
23 21.08.040 F.;**

24 **D. Day nurseries and adult daycare subject to the provisions of K.C.C. 21.08.040;**

25 **E. Reuse of closed school facilities subject to the provisions of K.C.C. 21.08.040;**

26 **F. Specialized instruction schools provided:**

27 1. The site shall have a minimum lot size of 2 1/2 acres.

28 2. The specific standards set forth in K.C.C. 21.44.030 R. are met.

29 **G. Unclassified uses subject to the provisions of K.C.C. 21.44, when consistent
30 with the purpose of the zone.**

1 SECTION 7. Ordinance 5137, Section 3, as amended, and K.C.C. 21.29.030 are
2 hereby amended to read as follows:

3 **Permitted uses - Primary and accessory residential.** The following residential
4 uses only are permitted in the BR-C zone, subject to the off-street parking and landscaping
5 requirements and other general provisions and exceptions as set forth in this title
6 beginning with Chapter 21.46; except where modified by this chapter.

7 A. Multiple dwelling units;

8 B. Accessory residential uses, excluding beehives, as provided in Section
9 21.08.030;

10 C. Retirement homes, as provided in Section 21.16.020;

11 D. Day nurseries and adult daycare, as provided in Section 21.08.060.C.

12 NEW SECTION. SECTION 8. A new section is added to K.C.C. 21.04 to read as
13 follows:

14 **Adult daycare.** "Adult daycare" means an establishment for the group daycare of
15 non-resident adults.

16 SECTION 9. Ordinance 10870, Section 333 is hereby amended to read as follows:

K.C.C. 21A.08.050
**A. GENERAL SERVICES
 LAND USES**

KEY	
P-Permitted Use	
C-Conditional Use	
S-Special Use	

Z O N E	RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
	G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	U	T	A						B	E	N	E	N	E	E	T
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SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
PERSONAL SERVICES:													
72	General Personal Service						C 26	C 26	P	P	P	P3	P3
7216	Drycleaning plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P25 C5	P25 C5	P25 C5	P25 C5	P25	P25	P25 C5	P25	
*	Day care I	P6			P6	P6	P6	P((6))	P	P	P	P7	P7
*	Day care II				P8	P8	P8	P8 C	P	P	P	P8	P8
074	Veterinary Clinic	P9			P9 C10	P9 C10			P10	P10	P10		P
753	Automotive repair (1)									P	P		P
754	Automotive service								P11	P	P		P
76	Miscellaneous repair									P	P		P
866	Churches, synagogue, temple				P12 C	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 C13	P12 C13	P12 C13	P12 C13	P13	P	P	P	
*	Stable	P14 C			P14 C	P14 C	P 14 C						
*	Kennel or Cattery				C	C				C	P		
HEALTH SERVICES:													
801-04	Office/Outpatient Clinic				P12 C 13	P12 C 13	P12 C 13	P12 C 13	P	P	P	P	P
805	Nursing and personal care facilities							C		P	P		
806	Hospital						C13	C13		P	P	C	
807	Medical/Dental Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P	
EDUCATION SERVICES:													
*	Elementary School				P16, 15	P	P	P					
	Middle/Junior High School				P16 C15	P	P	P					
*	Secondary or High School				P16 C15	P27	P27	P27		C	C		
*	Vocational School				P13 C	P13 C	P13 C	P13 C			P	P17	P
*	Specialized Instruction School		P18		P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				C 24	P 24 C	P 24 C	P 24 C	C	P	P	P	P
*	Interim Recycling Facility	P 21	P21	P21	P 22		P 22	P 22	P 23	P 23	P		P

GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070
 Development Standards, see K.C.C. 21A.12 through 21A.30
 General Provisions, see K.C.C. 21A.32 through 21A.38
 Application and Review Procedures, see K.C.C. 21A.40 through 21A.44
 (*)Definition of this specific Land Use, see K.C.C. 21A.06

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1 21A.08.050 B. DEVELOPMENT CONDITIONS.

2 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use
3 table.

4 2. Except SIC Industry Group Nos.:

5 a. 835-Day Care Services, and

6 b. 836-Residential Care, which is otherwise provided for on the residential
7 permitted land use table.

8 3. Limited to SIC Industry Group and Industry Nos.:

9 a. 723-Beauty Shops;

10 b. 724-Barber Shops;

11 c. 725-Shoe Repair Shops and Shoeshine Parlors;

12 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners;

13 e. 7217-Carpet and Upholstery Cleaning.

14 4. Only as an accessory to a cemetery.

15 5. Structures shall maintain a minimum distance of 100 feet from property lines
16 adjoining residential zones.

17 6. Only as an accessory to residential use, provided:

18 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
19 no openings except for gates, and have a minimum height of six feet; and

20 b. Outdoor play equipment shall maintain a minimum distance of 20 feet from
21 property lines adjoining residential zones.

22 7. Permitted as an accessory use, see commercial/industrial accessory, K.C.C.

23 21A.08.060A.

24 8. Only as a re-use of a public school facility subject to the provisions of K.C.C.

25 21A.32, or an accessory use to a school or church, provided:

26 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
27 no openings except for gates and have a minimum height of six feet;

28 b. Outdoor play equipment shall maintain a minimum distance of 20 feet from
29 property lines adjoining residential zones;

1 c. Direct access to a developed arterial street shall be required in any residential
2 zone; and

3 d. Hours of operation may be restricted to assure compatibility with surrounding
4 development.

5 9. As a home occupation only, provided that the square footage limitations in K.C.C.
6 21A.30 for home occupations applies only to the office space for the clinic, and provided
7 further that:

8 a. Boarding or overnight stay of animals is allowed only on sites of 5 acres or
9 more;

10 b. No burning of refuse or dead animals is allowed;

11 c. The portion of the building or structure in which animals are kept or treated
12 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
13 surrounded by an eight-foot solid wall and surfaced with concrete or other impervious
14 material; and

15 d. The provisions of 21A.30 relative to animal keeping are met.

16 10. a. No burning of refuse or dead animals is allowed;

17 b. The portion of the building or structure in which animals are kept or treated
18 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
19 surrounded by an eight-foot solid wall and surface with concrete or other impervious
20 material; and

21 c. The provisions of 21A.30 relative to animal keeping are met.

22 11. Only as an accessory to a gasoline service station, see retail and wholesale permitted
23 use table.

24 12. Only as a re-use of a public school facility subject to the provisions of K.C.C.
25 21A.32.

26 13. Only as a re-use of a surplus non-residential facility subject to K.C.C. 21A.32.

27 14. Covered riding arenas are subject to the provisions of 21A.30.030 and shall not
28 exceed 20,000 square feet provided that; stabling areas, whether attached or detached,
29 shall not be counted in this calculation.

1 15. Limited to projects which do not require or result in an expansion of the sewer local
2 service area (LSA), unless a finding is made that no cost effective alternative technologies
3 are feasible, in which case a tightline to a sewer sized only to meet the needs of the
4 school may be used.

5 16. a. For middle/junior high schools and secondary or high schools, only as a re-use
6 of a public school facility subject to the provisions of K.C.C. 21A.32. An expansion of
7 such school facility shall be subject to approval of a conditional use permit and the
8 expansion shall not require or result in an extension of the sewer local service area (LSA),
9 unless a finding is made that no cost effective alternative technologies are feasible, in
10 which case a tightline to a sewer sized only to meet the needs of the school may be used.

11 b. Renovation, expansion, modernization, reconstruction or the addition of
12 relocatable facilities is permitted but shall not require or result in an expansion of the
13 sewer local service area (LSA), unless a finding is made that no cost effective alternative
14 technologies are feasible, in which case a tightline to a sewer sized only to meet the needs
15 of the school may be used.

16 17. All instruction must be within an enclosed structure.

17 18. Limited to resource management education programs.

18 19. Only as an accessory to residential use, provided:

19 a. Students are limited to twelve per one hour session,

20 b. All instruction must be within an enclosed structure, and

21 c. Structures used for the school shall maintain a distance of 25 feet from property
22 lines adjoining residential zones.

23 20. Subject to the following:

24 a. Structures used for the school and accessory uses shall maintain a minimum
25 distance of 25 feet from property lines adjoining residential zones; and

26 b. On lots over 2.5 acres:

27 i. Retail sales of items related to the instructional courses is permitted, provided
28 total floor area for retail sales is limited to 2,000 square feet;

1 ii. Sales of food prepared in the instructional courses is permitted, provided
2 total floor area for food sales is limited to 1,000 square feet and is located in the same
3 structure as the school.

4 iii. Other incidental student-supporting uses are allowed, provided such uses
5 are found to be both compatible with and incidental to the principal use.

6 21. Limited to source-separated organic waste processing facilities.

7 22. Limited to drop box facilities accessory to a public or community use such as a
8 school, fire station or community center.

9 23. With the exception of drop box facilities for the collection and temporary storage of
10 recyclable materials, all processing and storage of material shall be within enclosed
11 buildings. Yard waste processing is not permitted.

12 24. Only when adjacent to an existing or proposed school.

13 25. Limited to columbariums accessory to a church provided that required landscaping
14 and parking are not reduced.

15 26. Not permitted in R-1 and limited to a maximum of 5,000 square feet per
16 establishment and subject to the additional requirements in K.C.C. 21A.12 .230.

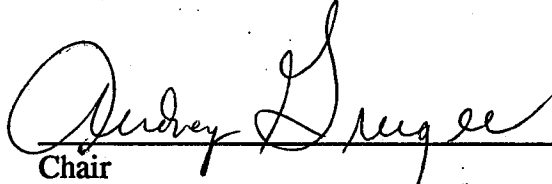
1 27. a. New high schools shall be permitted in urban residential and urban reserve
2 zones subject to the review process set forth in Section 21A.42.140.

3 b. Renovation, expansion, modernization, reconstruction or the addition of
4 relocatable facilities is permitted.

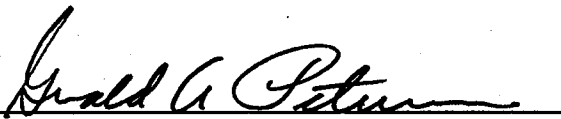
5 INTRODUCED AND READ for the first time this 25th day
6 of October, 1993.

7 PASSED this 15th day of November, 1993.

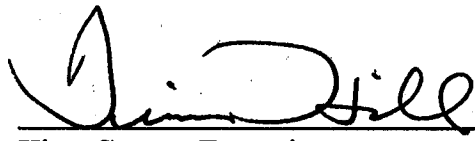
8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 
11 Audrey Dreyer
Chair

12 ATTEST:

13 
14 Gerald A. Peterson
Clerk of the Council

15 APPROVED this 24th day of NOVEMBER, 1993.

16 
17 Jim Hill
King County Executive