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Ordinance No. 105408

AN ORDINANCE relating to land use and zoning, amending Section 6.2, 12.1 and 14.2 of the Zoning Ordinance (86300) to modify the outdoor play area requirement for day care centers, and dividing Section 6.2 into Sections designated 6.20 through 6.22, and dividing Section 12.1 into Sections designated 12.10 through 12.13.

3/10 PASS

COMPTROLLER 281866
FILE NUMBER

Council Bill No. 97227

INTRODUCED: FEB 23 1976	BY: EXECUTIVE REQUEST
REFERRED: FEB 23 1976	TO: PLANNING & URBAN DEV.
REFERRED:	
REPORTED: MAR 15 1976	SECOND READING: MAR 15 1976
THIRD READING: MAR 15 1976	SIGNED: MAR 15 1976
PRESENTED TO MAYOR: MAR 15 1976	APPROVED: MAR 22 1976
RETD. TO CITY CLERK: MAR 22 1976	FURNISHED:
VETOED BY MAYOR:	VETO FURNISHED:
PASSED OVER VETO:	VETO SUSTAINED:

Unanimous Vote

YES NO

SEE BACK COVER

- ORD 106090 -FURTHER AMENDS SEC'S 6.22, 12.11, 12.12, 12.13 (ETAL) RE HALFWAY HOUSES, HOMES FOR RETIRED, & NURSING OR CONVALESCENT HOMES.
- ORD 106950 -AMENDS SEC 14.2 TO AUTH CERTAIN PRINTING SHOPS AS PRINCIPAL USES PERMITTED OUT-RIGHT IN THE BN ZONE.
- ORD 107357 -FURTHER AMENDS SEC 6.21 (ETAL) TO PERMIT UPHOLSTERING SHOPS IN BN ZONE; TO DEFINE "JAIL" & "WORK-RELEASE CENTER"; & TO PERMIT JAILS, WORK-RELEASE CENTERS & POLICE PRECINCT STATIONS IN VARIOUS ZONES.

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ORDINANCE 105408

AN ORDINANCE relating to land use and zoning, amending Section 6.2, 12.1 and 14.2 of the Zoning Ordinance (86300) to modify the outdoor play area requirement for day care centers, and dividing Section 6.2 into Sections designated 6.20 through 6.22, and dividing Section 12.1 into Sections designated 12.10 through 12.13.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 6.2 of the Zoning Ordinance (86300) as last amended by Ordinance 101985, is further amended and divided into sections designated Sections 6.20 through 6.22 to read as follows:

Section 6.20 Principal conditional uses shall be as set forth in Sections 6.21 through 6.22 of this Article. Reference in other sections of this Ordinance to "Section 6.2" shall mean and include Sections 6.20 through 6.22, inclusive.

AMENDED - ORD.
107537

Section 6.21 The following uses permitted when authorized by the Council in accordance with Article 28:
Fire stations, public and private art galleries, libraries, museums, branch telephone exchanges, micro-wave or line-of-sight transmissions stations, static transformer and booster stations, and other public utility service uses when necessary due to operating requirements, but not including yards or buildings for service or storage.

AMENDED - ORD.
106090

Section 6.22 The following uses permitted when authorized by the Hearing Examiner or Board in accordance with Article 26:

- (a) Children's Resident Home, provided such is operated under standards established in accordance with State laws governing child welfare.

1 (b) Day Care Center subject to the following condi-
2 tions:

3 (1) Such use shall be instituted and operated
4 under standards established in accordance
5 with State laws governing child welfare.

6 (2) No lot so used shall be less than five
7 thousand (5,000) square feet in area plus two
8 hundred fifty (250) square feet per child
9 over ten (10) in number.

10 (3) A fenced outdoor play area shall be provided
11 on the lot. When more than ten (10) children
12 are accommodated, such play area shall be
13 located no closer than fifteen (15) feet from
14 any other lot in an R Zone.

15 (c) Children's Institution, subject to the following
16 conditions:

17 (1) Such institution shall be operated by public
18 or non-profit charitable organization or
19 instituted and operated under standards
20 established in accordance with State laws
21 governing child welfare.

22 (2) No lot so used shall be less than fifteen
23 thousand (15,000) square feet plus one thousand
24 (1000) square feet for each child over fifteen
25 (15) in number.

26 (3) Maximum lot coverage shall not exceed twenty
27 (20) percent of the lot.

28 (4) No building shall be closer than thirty (30)
feet to any other lot in an RS or RD Zone.

(5) No building shall exceed one story in height
nor shall any single building be occupied by
more than twenty (20) children.

1 (6) Border screen planting shall be provided
2 as specified by the Hearing Examiner or
3 Board.

4 (d) Homes for the Retired, subject to the following
5 conditions:

6 (1) Such homes shall be instituted and operated
7 under standards established in accordance
8 with State laws governing such homes.

9 (2) No lot so used shall be less than fifteen
10 thousand (15,000) square feet in area plus
11 one thousand (1000) square feet additional
12 for each resident person over fifteen (15)
13 in number.

14 (3) Such homes shall be occupied by no more than
15 twenty (20) persons.

16 (4) No structure so used shall be located closer
17 than thirty (30) feet from any other lot in
18 an RS or RD Zone.

19 (5) No structure so used shall be more than one
20 (1) story in height.

21 (e) Riding academy, provided the building and related
22 exercise ring is located one hundred (100) feet
23 or more from any other lot in an R Zone.

24 (f) Private non-profit athletic or recreational club-
25 house not providing dwelling accommodations for
26 members; swimming pool or like facility when
27 located on a lot forty thousand (40,000) square
28 feet or more in area, provided any building or
active play area shall be located twenty-five (25)
feet or more from any other lot in an RS zone and

1 fifteen (15) feet or more from any other lot in
2 any other R zone and subject to screening and
3 other requirements which may be imposed at the
4 discretion of the Hearing Examiner or Board.

5 (g) Private community club provided any building or
6 active play area shall be located twenty-five
7 (25) feet or more from any other lot in an RS
8 Zone and fifteen (15) feet or more from any
9 other lot in any other R Zone.

10 (h) Reserved.

11 (i) The following uses provided any building or active
12 play area shall be located twenty-five (25) feet
13 or more from any other lot in an RS Zone and
14 fifteen (15) feet or more from any other lot in
15 any other R Zone:

16 (1) Dormitories on separate lots but in connection
17 with and owned and operated by a permitted
18 school giving pre-college academic courses.

19 (2) Group dwellings for members of religious orders
20 in conjunction with permitted churches and for
21 personnel of public and private graded schools
22 for academic instruction when located on the
23 same lot with the principal building(s) or on
24 a lot abutting such principal use lot directly
25 or across an alley or street. Such group
26 dwelling may be divided into living units each
27 with kitchen facilities.

28 (j) Public and private colleges and universities for
academic instruction, including dormitories owned
and operated in connection therewith and accessory

1 thereto; scientific and technological seminar
2 centers and institutes for advanced study and
3 other institutes organized as nonprofit entities
4 for the advancement of knowledge, including theor-
5 etical and light physical laboratory research
6 incidental thereto and customarily incidental
7 accessory uses, but excluding the performance of
8 heavy types of laboratory physical research, sub-
9 ject to the following conditions:

- 10 (1) No lot so used shall be less than ten (10)
11 acres in area.
- 12 (2) No building shall exceed two (2) stories nor
13 thirty-five (35) feet in height.
- 14 (3) No principal building shall be located closer
15 than one hundred (100) feet to any other lot
16 in an R Zone.
- 17 (4) No offstreet parking area shall be closer
18 than fifty (50) feet to any other lot in an
19 R Zone.
- 20 (5) Border screen planting and fencing shall be
21 provided as specified by the Hearing Examiner
22 or Board.

23 (k) Halfway houses subject to the following conditions:

- 24 (1) No lot so used shall be less than twelve
25 thousand (12,000) square feet in area.
- 26 (2) Not more than sixteen (16) persons in residence
27 shall be accommodated at one time, exclusive
28 of required staff.
- (3) Authorization for such use shall be subject
to review by the Hearing Examiner or Board

1 six (6) months after occupancy as a halfway
2 house. Such permit may be withdrawn by the
3 Hearing Examiner or Board for cause following
4 such review.

5 (l) Public and private schools for academic instruction
6 which do not group children by age or grade level
7 for purposes of instruction, subject to the follow-
8 ing conditions:

9 (1) No lot so used shall be less than ninety-six
10 hundred (9600) square feet for the first ten
11 (10) children and two hundred (200) square
12 feet for each child in excess of ten (10).

13 (2) An active play area of not less than fifty
14 (50) square feet per child shall be provided
15 which shall be located fifteen (15) feet or
16 more from any other lot in an RS Zone and ten
17 (10) feet or more from any other lot in any
18 other R Zone.

19 (3) The principal building shall be located
20 twenty (20) feet from any other lot in an RS
21 Zone and ten (10) feet from any other lot
22 in any other R Zone.

23 (m) Neighborhood development or improvement project
24 site office for a period not to exceed the life
25 of the project but in no event longer than thirty-
26 six (36) months, subject to the following conditions:

27 (1) Such use shall be located in an authorized
28 neighborhood development or improvement pro-
gram area designated by the Council.

(2) Such use shall be located in a pre-existing
structure.

1 (3) No exterior structural alterations to accommo-
2 date such use shall be permitted.

3 Section 2. That Section 12.1 of the Zoning Ordinance
4 (86300), as last amended by Ordinance 101285, is further
5 amended and divided into sections designated 12.10 through
6 12.13 to read as follows:

7 Section 12.10 Principal uses permitted outright shall
8 be as set forth in Sections 12.11 through 12.13 of this
9 Article. Reference in other sections of this ordinance to
10 "Section 12.1" shall mean and include Sections 12.10 through
11 12.13, inclusive.

11 AMENDED, ORD. 106090 Section 12.11 The following uses:

- 12 (a) RM 1600 principal uses permitted outright as
13 specified and regulated in Article 11A, unless
14 modified in this Article.
- 15 (b) Apartment houses.
- 16 (c) Board, lodging or rooming houses.
- 17 (d) Public and private schools for academic instruc-
18 tion which do not group children by age or grade
19 level for purposes of instruction; art school,
20 not including dance or music.
- 21 (e) Children's resident home.
- 22 (f) Day Care Center subject to the following conditions:
23 (1) Such uses shall be instituted and operated
24 under standards established in accordance
25 with State laws governing child welfare.
26 (2) No lot so used shall be less than four thousand
27 (4,000) square feet in area and shall provide
28 a minimum lot area of two hundred fifty (250)
square feet per child.

1 (3) A fenced outdoor play area shall be provided
2 on the lot.

3 (g) Fraternity, sorority or group student house.

4 (h) Student Multiple Dwelling, subject to the following
5 conditions and requirements:

6 (1) Building site shall be on or within one
7 thousand (1,000) feet of the campus of a
8 college or university or other recognized
9 institution of higher learning.

10 (2) The building shall be owned and regulated by
11 such institution of higher learning.

12 (3) Such structures shall be occupied only by
13 families in which either the husband or wife
14 is a student enrolled in said institution.

15 (4) Four hundred (400) square feet or more of
16 lot area shall be provided for each dwell-
17 ing unit in such structures.

18 (i) Group apartments, subject to the following con-
19 ditions:

20 (1) Apartment houses consisting of two or more
21 principal buildings may be located on one lot
22 of less than forty thousand (40,000) square
23 feet.

24 (2) Yards on the boundary of the lot shall be
25 provided as required for one principal build-
26 ing on the lot.

27 (3) The minimum distance between principal buildings
28 on one lot shall be the sum of the depth of the
following required yards as provided in this
Article:

Relationship of buildings	Minimum Distance
Front to front	Two front yards
Front to rear	One front and one rear yard
Side to front	One side and one front yard
Side to rear	One side and one rear yard
Side to side	Two side yards
Rear to rear	Two rear yards

Provided that where a wall not containing windows of dwelling units faces a like wall, the minimum distance may be reduced by one-half (1/2), and provided further that in no case shall the minimum distance exceed fifty (50) feet.

(j) Halfway houses subject to the following conditions:

- (1) No lot so used shall be less than five thousand (5,000) square feet in area for up to twenty (20) persons, exclusive of required staff, plus two hundred fifty (250) square feet for each non-staff person over twenty (20) in number.

AMENDED - ORD.
106 090

Section 12.12 Uses permitted when all buildings or active play areas are located fifteen (15) feet or more from any other lot in an R Zone.

- (a) Church
- (b) Group dwellings for members of religious orders.
- (c) A community club.
- (d) Children's Institutions, subject to the following requirements:

- (1) Such use shall be operated by a public or non-profit charitable organization or established and operated under standards estab-

1 lished in accordance with State laws govern-
2 ing child welfare.

3 (2) No lot so used shall be less than ten thousand
4 (10,000) square feet in area, plus one thousand
5 (1,000) square feet for each child over fifteen
6 (15) in number.

7 (e) Homes for the Retired and Nursing or Convalescent
8 Homes, subject to the following conditions:

9 (1) Such homes shall be established and operated
10 under standards established in accordance with
11 State laws governing such homes.

12 (2) No lot so used shall be less than ten thousand
13 (10,000) square feet in area.

14 (3) All principal buildings shall be located
15 fifteen (15) feet or more from any other lot
16 in an R Zone.

17 (4) No more than twenty (20) persons shall be
18 in residence at one time.

19 APPROVED - 0889

106090

20 Section 12.13 Uses permitted when all principal build-
21 ings are located thirty (30) feet or more from any other lot
22 in an R Zone:

23 (a) Hospitals or Sanitariums not predominantly for
24 psychiatric care, contagious diseases, epileptics,
25 spastics, or drug or liquor addicts, provided
26 that no lot so used shall be less than twenty
27 thousand (20,000) square feet in area.

28 (b) Homes for the Retired and Nursing or Convalescent
Homes accommodating more than twenty (20) persons
in residence at one time, subject to the follow-
ing conditions:

1 (1) Such homes shall be established and operated
2 under standards established in accordance
3 with State laws governing such homes.

4 (2) No lot so used shall be less than twenty
5 thousand (20,000) square feet in area.

6 Section 3. That Section 14.2 of the Zoning Ordinance
7 (86300) as last amended by Ordinance 104675, is further
8 amended to read as follows:

8 AMENDED - ORG.
106950

8 Section 14.2 Principal Uses Permitted Outright.

9 14.21 The following uses:

10 (a) RMH Principal Uses permitted outright as specified
11 and regulated in Article 13, unless modified in
12 this Article.

13 (b) Retail business and services serving primarily the
14 residents of the neighborhood; such as, but not
15 limited to, grocery, delicatessen, meat market,
16 drug store, hardware store, gift shop, confection-
17 ery, bakery, shoe repair shop, barber shop, beauty
18 shop, hand or coin operated laundry, dry cleaning
19 shop, business and professional offices, florist
20 shop, variety or notions store, millinery store,
21 or restaurant without live entertainment, dancing
22 or alcoholic beverages.

22 (c) Fire stations, branch libraries, branch telephone
23 exchanges, static transformer and booster stations
24 and other public utility service uses, but not
25 including storage or service yards.

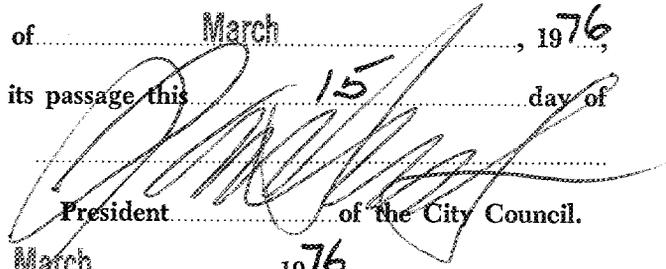
26 (d) Uncovered and covered moorages for pleasure craft,
27 boat rental moorages and piers for pleasure craft
28 only, including sales and service and minor
repair to boats as an accessory use.

(To be used for all Ordinances except Emergency.)

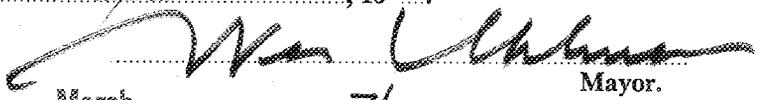
- (e) Houseboats, subject to the provisions of Section 9.11(c).
- (f) Antique shops having a gross floor area of not more than twenty-five hundred (2500) square feet, provided the use fronts upon a major arterial as designated in the Comprehensive Plan of Seattle.
- (g) Day care center on condition that a fenced outdoor play area shall be provided on the lot.
- (h) Offices for residential home builders and renovators provided that no goods, machinery or stock in trade is kept on the premises.

Section 4. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

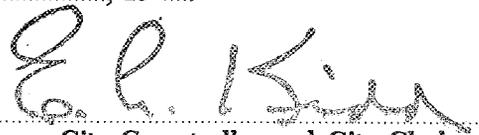
Passed by the City Council the 15 day of March, 1976,
and signed by me in open session in authentication of its passage this 15 day of
March, 1976.


President of the City Council.

Approved by me this 22 day of March, 1976.


Mayor.

Filed by me this 22 day of March, 1976.

Attest: 
City Comptroller and City Clerk.

(SEAL)

Published.....

By 
Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on PLANNING & URBAN DEVELOPMENT

MAR 15 1976

to which was referred C.B. 97227

Relating to land use and zoning, amending Section 6.2, 12.1 and 14.2 of the Zoning Ordinance (86300) to modify the outdoor play area requirement for day care centers, and dividing Section 6.2 into Sections designated 6.20 through 6.22, and dividing Section 12.1 into Sections designated 12.10 through 12.13.

RECOMMEND THAT THE SAME DO PASS



PAID
Chairman

Chairman

Committee

Committee

Affidavit of Publication

STATE OF WASHINGTON, KING COUNTY—SS.

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

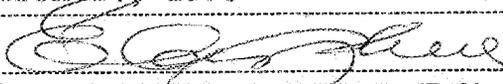
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORDINANCE NO 105408

was published on March 24, 1976



Subscribed and sworn to before me on
March 24, 1976



Notary Public for the State of Washington,
residing in Seattle.

ORDINANCE 199408

AN ORDINANCE relating to land use and zoning, amending Section 12.11 and 12.12 of the Zoning Ordinance (56300) to modify the outdoor play area requirements for day care centers, and dividing Section 6.2 into Sections designated 6.20 through 6.22, and dividing Section 12.1 into Sections designated 12.10 through 12.12.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 6.2 of the Zoning Ordinance (56300) as last amended by Ordinance 101945, is further amended and divided into sections designated Sections 6.20 through 6.22 to read as follows:

Section 6.20 Principal conditional uses SHALL BE AS SET FORTH IN SECTIONS 6.21 THROUGH 6.22 OF THIS ARTICLE. REFERENCE IN OTHER SECTIONS OF THIS ORDINANCE TO "SECTION 6.2" SHALL MEAN AND INCLUDE SECTIONS 6.20 THROUGH 6.22, INCLUSIVE.

SECTION 6.21 The following uses permitted when authorized by the Council in accordance with Article 23: Fire stations, public and private art galleries, libraries, museums, branch telephone exchanges, micro-wave or line-of-sight transmission stations, static transformer and booster stations, and other public utility service uses when necessary due to operating requirements, but not including yards or buildings for service or storage.

SECTION 6.22 The following uses permitted when authorized by the HEARING EXAMINER OR Board in accordance with Article 23:

(a) Children's Resident Home provided such is operated under standards established in accordance with State laws governing child welfare.

(b) Day Care Center subject to the following conditions:

(1) Such use shall be instituted and operated under standards established in accordance with State laws governing child welfare.

(2) No lot so used shall be less than five thousand (5,000) square feet in area plus two hundred fifty (250) square feet per child over ten (10) in number.

(3) A fenced outdoor play area shall be provided on the lot. When more than ten (10) children are accommodated, such play area shall be located no closer than fifteen (15) feet from any other lot in an R Zone.

(c) Children's Institution, subject to the following conditions:

(1) Such institution shall be operated by public or non-profit charitable organization or instituted and operated under standards established in accordance with State laws governing child welfare.

(2) No lot so used shall be less than fifteen thousand (15,000) square feet plus one thousand (1,000) square feet for each child over fifteen (15) in number.

(3) Maximum lot coverage shall not exceed twenty (20) per cent of the lot.

(4) No building shall be closer than thirty (30) feet to any other lot in an RS or RD Zone.

(5) No building shall exceed one story in height nor shall any single building be occupied by more than twenty (20) children.

(6) Border screen planting shall be provided as specified by the HEARING EXAMINER OR Board.

(3) No structure so used shall be more than one (1) story in height.

(4) Riding academies provided the building and related exercise ring is located one hundred (100) feet or more from any other lot in an R Zone.

(f) Private non-profit athletic or recreational clubhouse not providing dwelling accommodations for members, swimming pool or like facility when located on a lot forty thousand (40,000) square feet or more in area, provided any building or active play area shall be located twenty-five (25) feet or more from any other lot in an RS zone and fifteen (15) feet or more from any other lot in any other R zone and subject to screening and other requirements which may be imposed at the discretion of the HEARING EXAMINER OR Board.

(g) Private community club provided any building or active play area shall be located twenty-five (25) feet or more from any other lot in an RS Zone and fifteen (15) feet or more from any other lot in any other R Zone.

(h) RESERVED

(1) The following uses provided any building or active play area shall be located twenty-five (25) feet or more from any other lot in an RS Zone and fifteen (15) feet or more from any other lot in any other R Zone:

(1) Dormitories on separate lots but in connection with and owned and operated by a permitted school giving pre-college academic courses.

(2) Group dwellings for members of religious orders in conjunction with permitted churches and for personnel of public and private graded schools for academic instruction when located on the same lot with the principal building (a) or on a lot abutting such principal use lot directly or across an alley or street. Such group dwelling may be divided into living units each with kitchen facilities.

(3) Public and private colleges and universities for academic instruction, including

Relationship of buildings
 Front to front
 Front to rear
 Side to front
 Side to rear
 Side to side
 Rear to rear

Provided that where a wall not containing windows of dwelling units faces a like wall, the minimum distance may be reduced by one-half (1/2), and provided further that in no case shall the minimum distance exceed fifty (50) feet.

(j) Halfway houses subject to the following conditions:

(1) No lot so used shall be less than five thousand (5,000) square feet in area for up to twenty (20) persons, exclusive of required staff, plus two hundred fifty (250) square feet for each non-staff person over twenty (20) in number.

SECTION 12.13 Uses permitted when all buildings or active play areas are located fifteen (15) feet or more from any other lot in an R Zone.

(a) Church
 (b) Group dwellings for members of religious orders.
 (c) A community club.
 (d) Children's Institutions, subject to the following requirements:

(1) No lot so used shall be less than ten (10) acres in area.
 (2) No building shall exceed two (2) stories nor thirty-five (35) feet in height.
 (3) No principal building shall be located closer than one hundred (100) feet to any other lot in an R Zone.
 (4) No offstreet parking area shall be closer than fifty (50) feet to any other lot in an R Zone.
 (5) Border screen planting and fencing shall be provided as specified by the HEARING EXAMINER OR Board.
 (k) Halfway houses subject to the following conditions:
 (1) No lot so used shall be less than twelve thousand (12,000) square feet in area.
 (2) Not more than sixteen (16) persons in residence shall be accommodated at one time, exclusive of required staff.
 (3) Authorization for such use shall be subject to review by the HEARING EXAMINER OR Board six (6) months after occupancy as a halfway house. Such permit may be withdrawn by the HEARING EXAMINER OR Board for cause following such review.
 (l) Public and private schools for academic instruction which do not group children by age or grade level for purposes of instruction, subject to the following conditions:
 (1) No lot so used shall be less than ninety-six hundred (9600) square feet for the first ten (10) children and two hundred (200) square feet for each child in excess of ten (10).
 (2) An active play area of not less than fifty (50) square feet per child shall be provided which shall be located fifteen (15) feet or more from any other lot in an RS Zone and ten (10) feet or more from any other lot in any other R Zone.
 (3) The principal building shall be located twenty (20) feet from any other lot in an RS Zone and ten (10) feet from any other lot in any other R Zone.
 (m) Neighborhood development or improvement project site office for a period not to exceed the life of the project but in no event longer than thirty-six (36) months, subject to the following conditions:
 (1) Such use shall be located in an authorized neighborhood development or improvement program area designated by the Council.
 (2) Such use shall be located in a pre-existing structure.
 (3) No exterior structural alterations to accommodate such use shall be permitted.

Dormitories owned and operated in connection therewith and accessory thereto, scientific and technological seminar centers and institutes for advanced study and other institutes organized as nonprofit entities for the advancement of knowledge, including theoretical and light physical laboratory research incidental thereto and customarily incidental accessory uses, but excluding the performance of heavy types of laboratory physical research, subject to the following conditions:

(1) No lot so used shall be less than ten (10) acres in area.

(2) No building shall exceed two (2) stories nor thirty-five (35) feet in height.

(3) No principal building shall be located closer than one hundred (100) feet to any other lot in an R Zone.

(4) No offstreet parking area shall be closer than fifty (50) feet to any other lot in an R Zone.

(5) Border screen planting and fencing shall be provided as specified by the HEARING EXAMINER OR Board.

(k) Halfway houses subject to the following conditions:

(1) No lot so used shall be less than twelve thousand (12,000) square feet in area.

(2) Not more than sixteen (16) persons in residence shall be accommodated at one time, exclusive of required staff.

(3) Authorization for such use shall be subject to review by the HEARING EXAMINER OR Board six (6) months after occupancy as a halfway house. Such permit may be withdrawn by the HEARING EXAMINER OR Board for cause following such review.

(l) Public and private schools for academic instruction which do not group children by age or grade level for purposes of instruction, subject to the following conditions:

(1) No lot so used shall be less than ninety-six hundred (9600) square feet for the first ten (10) children and two hundred (200) square feet for each child in excess of ten (10).
 (2) An active play area of not less than fifty (50) square feet per child shall be provided which shall be located fifteen (15) feet or more from any other lot in an RS Zone and ten (10) feet or more from any other lot in any other R Zone.

(3) The principal building shall be located twenty (20) feet from any other lot in an RS Zone and ten (10) feet from any other lot in any other R Zone.

(m) Neighborhood development or improvement project site office for a period not to exceed the life of the project but in no event longer than thirty-six (36) months, subject to the following conditions:
 (1) Such use shall be located in an authorized neighborhood development or improvement program area designated by the Council.
 (2) Such use shall be located in a pre-existing structure.
 (3) No exterior structural alterations to accommodate such use shall be permitted.

Section 2. That Section 12.1 of the Zoning Ordinance (56300), as last amended by Ordinance 101255, is further amended and divided into sections designated 12.10 through 12.13 to read as follows:

Section 12.10 Principal uses permitted outright as specified and regulated in Article 11A, unless modified in this Article:

(a) Apartment houses.
 (b) Board, lodging or rooming houses.
 (c) Public and private schools for academic instruction which do not group children by age or grade level for purposes of instruction; art school, not including dance or music.
 (d) Children's resident home.
 (e) Day Care Center subject to the following conditions:
 (1) Such uses shall be instituted and operated under standards established in accordance with State laws governing child welfare.
 (2) No lot so used shall be less than four thousand (4,000) square feet in area and shall provide a minimum lot area of two hundred fifty (250) square feet per child.
 (3) A fenced outdoor play area shall be provided on the lot.
 (f) Fraternity, sorority or group student house.
 (g) Student Multiple Dwelling, subject to the following conditions and requirements:
 (1) Building site shall be on or within one thousand (1,000) feet of the campus of a college or university or other recognized institution of higher learning.
 (2) The building shall be owned and regulated by such institution of higher learning.
 (3) Such structures shall be occupied only by families in which either the husband or wife is a student enrolled in said institution.
 (4) Four hundred (400) square feet or more of lot area shall be provided for each dwelling unit in such structures.
 (5) Group apartments, subject to the following conditions:
 (1) Apartment houses consisting of two or more principal buildings may be located on one lot of less than forty thousand (40,000) square feet.
 (2) Yards on the boundary of the lot shall be provided as required for one principal building on the lot.
 (3) The minimum distance between principal buildings on one lot shall be the sum of the depth of the following required yards as provided in this Article:

SECTION 12.11 The following uses:

(a) RM 1600 principal uses permitted outright as specified and regulated in Article 11A, unless modified in this Article.
 (b) Apartment houses.
 (c) Board, lodging or rooming houses.
 (d) Public and private schools for academic instruction which do not group children by age or grade level for purposes of instruction; art school, not including dance or music.
 (e) Children's resident home.
 (f) Day Care Center subject to the following conditions:
 (1) Such uses shall be instituted and operated under standards established in accordance with State laws governing child welfare.
 (2) No lot so used shall be less than four thousand (4,000) square feet in area and shall provide a minimum lot area of two hundred fifty (250) square feet per child.
 (3) A fenced outdoor play area shall be provided on the lot.
 (g) Fraternity, sorority or group student house.
 (h) Student Multiple Dwelling, subject to the following conditions and requirements:
 (1) Building site shall be on or within one thousand (1,000) feet of the campus of a college or university or other recognized institution of higher learning.
 (2) The building shall be owned and regulated by such institution of higher learning.
 (3) Such structures shall be occupied only by families in which either the husband or wife is a student enrolled in said institution.
 (4) Four hundred (400) square feet or more of lot area shall be provided for each dwelling unit in such structures.
 (5) Group apartments, subject to the following conditions:
 (1) Apartment houses consisting of two or more principal buildings may be located on one lot of less than forty thousand (40,000) square feet.
 (2) Yards on the boundary of the lot shall be provided as required for one principal building on the lot.
 (3) The minimum distance between principal buildings on one lot shall be the sum of the depth of the following required yards as provided in this Article:

Minimum Distance
 Two front yards
 One front and one rear yard
 One side and one front yard
 One side and one rear yard
 Two side yards
 Two rear yards

in accordance with State laws governing child welfare.

(3) No lot so used shall be less than ten thousand (10,000) square feet in area plus one thousand (1,000) square feet for each child over fifteen (15) in number.

(c) Homes for the Retired and Nursing or Convalescent Homes, subject to the following conditions:

(1) Such homes shall be established and operated under standards established in accordance with State laws governing such homes.

(2) No lot so used shall be less than ten thousand (10,000) square feet in area.

(3) All principal buildings shall be located fifteen (15) feet or more from any other lot in an R Zone.

(4) No more than twenty (20) persons shall be in residence at one time.

SECTION 13.13 Uses permitted when all principal buildings are located thirty (30) feet or more from any other lot in an R Zone:

(a) Hospitals or Sanitariums not predominantly for psychiatric care, contagious diseases, epileptics, spastics, or drug or liquor addicts, provided that no lot so used shall be less than twenty thousand (20,000) square feet in area.

(b) Homes for the Retired and Nursing or Convalescent Homes accommodating more than twenty (20) persons in residence at one time, subject to the following conditions:

(1) Such homes shall be established and operated under standards established in accordance with State laws governing such homes.

(2) No lot so used shall be less than twenty thousand (20,000) square feet in area.

Section 3 That Section 14.2 of the Zoning Ordinance (45300) as last amended by Ordinance 194875, is further amended to read as follows:

Section 14.2 Principal Uses Permitted Outright.

14.21 The following uses:

(a) RMH Principal Uses permitted outright as specified and regulated in Article 13, unless modified in this Article.

(b) Retail business and services serving primarily the residents of the neighborhood, such as, but not limited to, grocery, delicatessen, meat market, drug store, hardware store, gift shop, confectionery, bakery, shoe repair shop, barber shop, beauty shop, hand or coin operated laundry, dry cleaning shop, business and professional offices, florist shop, variety or notions store, military store, or restaurant without live entertainment, dancing or alcoholic beverages.

(c) Fire stations, branch libraries, branch telephone exchanges, static transformer and booster stations and other public utility service uses, but not including storage or service yards.

(d) Enclosed and covered moorages for pleasure craft, boat rental moorages and piers for pleasure craft only, including sales and service and minor repair to boats as an accessory use.

(e) Houseboats, subject to the provisions of Section 8.11(c).

(f) Antique shops having a gross floor area of not more than twenty-five hundred (2500) square feet, provided the use fronts upon a major arterial as designated in the Comprehensive Plan of Seattle.

(g) Day care center on condition that a fenced outdoor play area shall be provided on the lot.

(h) Offices for residential home builders and renovators provided that no goods, machinery or stock in trade is kept on the premises.

Section 4. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor, otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 15th day of March, 1976, and signed by me in open session in authentication of its passage this 15th day of March, 1976.

SAM SMITH

President of the City Council.

Approved by me this 22nd day of March, 1976.

WES UHLMAN

Mayor.

Filed by me this 22nd day of March, 1976.

Attest: E. L. KIDD,
City Comptroller and
City Clerk.

(Seal) By J. F. FENTON,
Deputy Clerk.

Publication ordered by E. L. KIDD, Comptroller and City Clerk.

Date of Official Publication in the Daily Journal of Commerce, Seattle, March 24, 1976. (C-529)