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Ordinance No. 100090

AN ORDINANCE relating to land use and zoning; amending Sections 3.09, 6.22, 7.2, 8.2, 10.2, 12.1i, 12.12, 12.13, 12.2, and 23.3 of the Zoning Ordinance (86300) relating to halfway houses, homes for the retired, and nursing or convalescent homes.

12/15 - Pass

COMPTROLLER 279255
FILE NUMBER

Council Bill No. 97986

INTRODUCED: <u>DEC 13 1976</u>	BY: <u>KRAABEL</u>
REFERRED: <u>DEC 13 1976</u>	TO: <u>PLANNING & URBAN DEV.</u>
REFERRED:	
REFERRED:	
REPORTED: <u>DEC 20 1976</u>	SECOND READING: <u>DEC 20 1976</u>
THIRD READING: <u>DEC 20 1976</u>	SIGNED: <u>DEC 20 1976</u>
PRESENTED TO MAYOR: <u>DEC 21 1976</u>	APPROVED: <u>DEC 27 1976</u>
RETD. TO CITY CLERK: <u>DEC 27 1976</u>	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

PLANNING DEPARTMENT

See Back Cover.

- ORD 106282 -AMENDS SEC 12.13 TO CORRECT AN OMISSION IN PRIOR AMENDMENT.
- ORD 106775 -AMENDS SEC'S 3.05, 3.07 & 23.3, ORD 86300 TO REDEFINE "DWELLING UNIT" AND "FOOD PREPARATION AREA" & TO MODIFY OFFSTREET PARKING REQUIREMENTS FOR MULTIPLE DWELLINGS FOR LOW INCOME ELDERLY.
- ORD 107024 -FURTHER AMENDS SEC 12.2 TO PERMIT PHARMACIES AS PRINCIPAL COND'L USES IN THE RM 800 ZONE.

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ORDINANCE 106090

AN ORDINANCE relating to land use and zoning; amending Sections 3.09, 6.22, 7.2, 8.2, 10.2, 12.11, 12.12, 12.13, 12.2, and 23.3 of the Zoning Ordinance (86300) relating to halfway houses, homes for the retired, and nursing or convalescent homes.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 3.09 of the Zoning Ordinance (86300), as last amended by Ordinance 100100, is further amended to read as follows:

Section 3.09 "H"

HALFWAY HOUSE

An establishment operated with full-time supervision for housing resident persons who, by reason of their mental or physical disability, addiction to drugs or alcohol, or family and social adjustment problems, require a transitional non-medical treatment program for rehabilitation and social readjustment. For purposes of this ordinance, a non-medical treatment program consists of counseling, vocational guidance, training, group therapy and other similar rehabilitative social services. These services shall not include drug and/or alcohol detoxification. Monitoring the taking of prescription medication shall be permitted. Programs providing alternatives to imprisonment, including pre-release, work-release and probationary programs which are under the supervision of a court, state or local agency, are included within this definition.

HEIGHT OF BUILDING

The vertical distance from the lot grade to the

1 highest point of the roof surface of a flat or
2 mansard roofed building or to the average height
3 of the highest gable of a pitch or hipped roofed
4 building.

5 HELIPORT

6 An area used by helicopters or by other steep
7 gradient aircraft which area includes passenger and
8 cargo facilities, maintenance and overhaul, fueling
9 service, storage space, tie-down space, hangars
and other accessory buildings and open spaces.

10 HELISTOP

11 An area on a roof or on the ground used by helicopters
12 or steep gradient aircraft for the purpose of
13 picking up or discharging passengers or cargo, but
14 not including fueling service, maintenance or
15 overhaul.

16 HOME FOR THE RETIRED

17 An establishment operated for the purpose of
18 providing domiciliary care for a group of persons
19 who by reason of age are unable to provide such
20 care for themselves and who are not in need of
21 medical or nursing treatment except in the case
of temporary illness.

22 HOSPITAL OR SANITARIUM

23 An establishment which provides accommodations,
24 facilities and services over a continuous period
25 of 24 hours or more, for observation, diagnosis
26 and care, of two or more individuals, not related
27 by blood or marriage to the operator, who are
28 suffering from illness, injury, deformity or
abnormality, or from any condition requiring

1 obstetrical, medical or surgical services.

2 HOTEL

3 A building in which at least fifty (50) percent
4 of the gross habitable floor area is used for
5 sleeping.

6 HOTEL, APARTMENT (See Apartment Hotel)

7 HOUSE TRAILER

8 Any unit used or designed to be used for living or
9 sleeping purposes and which is equipped with
10 wheels for the purpose of transporting such unit
11 from place to place, whether or not such unit is
12 self-propelled. A house trailer is not a dwelling
unit.

13 Section 2. That Section 6.22 of the Zoning Ordinance
14 (86300), as last amended by Ordinance 105408, is further
15 amended to read as follows:

16 Section 6.22 The following uses permitted when author-
17 ized by the Hearing Examiner or Board in accordance with
Article 26:

- 18 (a) Children's Resident Home, provided such is operated
19 under standards established in accordance with
20 State laws governing child welfare.
- 21 (b) Day Care Center subject to the following conditions:
- 22 (1) Such use shall be instituted and operated
23 under standards established in accordance
24 with State laws governing child welfare.
- 25 (2) No lot so used shall be less than five thousand
26 (5,000) square feet in area plus two hundred
27 fifty (250) square feet per child over ten
28 (10) in number.
- (3) A fenced outdoor play area shall be provided

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

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

- 7 (1) Such institution shall be operated by public
8 or non-profit charitable organization or
9 instituted and operated under standards
10 established in accordance with State laws
11 governing child welfare.
12 (2) No lot so used shall be less than fifteen
13 thousand (15,000) square feet plus one thousand
14 (1,000) square feet for each child over fifteen
15 (15) in number.
16 (3) Maximum lot coverage shall not exceed twenty
17 (20) percent of the lot.
18 (4) No building shall be closer than thirty (30)
19 feet to any other lot in an RS or RD Zone.
20 (5) No building shall exceed one story in height
21 nor shall any single building be occupied by
22 more than twenty (20) children.
23 (6) Border screen planting shall be provided as
24 specified by the Hearing Examiner or Board.

25 (d) Homes for the Retired, subject to the following
26 conditions:

- 27 (1) Such homes shall be instituted and operated
28 under standards established in accordance with
State laws governing such homes; provided,
that nothing in said standards or in any
definition established thereby shall govern or

1 affect the meaning or interpretation of the
2 term "Home for the Retired" as defined in
3 Section 3.09 of this ordinance.

4 (2) No lot so used shall be less than fifteen
5 thousand (15,000) square feet in area plus
6 one thousand (1,000) square feet additional
7 for each resident person over fifteen (15)
8 in number.

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

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

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

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

19 (f) Private non-profit athletic or recreational club-
20 house not providing dwelling accommodations for
21 members; swimming pool or like facility when located
22 on a lot forty thousand (40,000) square feet or
23 more in area, provided any building or active play
24 area shall be located twenty-five (25) feet or more
25 from any other lot in an RS zone and fifteen (15)
26 feet or more from any other lot in any other R zone
27 and subject to screening and other requirements which
28 may be imposed at the discretion of the Hearing
29 Examiner or Board.

30 (g) Private community club provided any building or
31 active play area shall be located twenty-five (25)

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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.

(i) 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(s) 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.

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

1 heavy types of laboratory physical research,
2 subject to the following conditions:

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

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

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

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

13 (5) Border screen planting and fencing shall be
14 provided as specified by the Hearing Examiner
15 or Board.

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

17 (1) For each resident over eight in number,
18 including required staff, the minimum lot
19 area shall be increased by two hundred
20 eighty-four (284) square feet.

21 (2) Not more than twenty (20) persons in residence
22 shall be accommodated at one time, exclusive
23 of required staff.

24 (3) No lot so used shall be less than six hundred
25 (600) feet from any other lot with the same
26 such use.

27 (4) No such use shall be located in an area where
28 such location would increase to more than
five (5) the number of such uses located
within a one-half mile radius of the
applicant use.

1 (5) Authorization for such use shall be reviewed
2 at a public hearing by the Hearing Examiner
3 one (1) year after occupancy as a halfway
4 house. Such permit may be withdrawn by the
5 Hearing Examiner for cause following such
6 review and public hearing.

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

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

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

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

25 (m) Neighborhood development or improvement project
26 site office for a period not to exceed the life
27 of the project but in no event longer than thirty-
28 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.

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

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

5 Section 3. That Section 7.2 of the Zoning Ordinance
6 (86300), as last amended by Ordinance 100383, is further
7 amended to read as follows:

8 Section 7.2 Principal Conditional Uses.

9 7.21. The principal conditional uses set forth in
10 Section 6.21 are permitted when authorized by the Council
11 in accordance with Article 28, unless modified in this article.

12 7.22. The following uses are permitted when authorized
13 by the Hearing Examiner or Board in accordance with Article 26.

14 (a) Principal conditional uses set forth in
15 Section 6.22 unless modified in this Article.

16 (b) Commercial nursery or greenhouse, provided
17 that the following conditions are met:

18 (1) All structures shall be located twenty
19 (20) feet or more from any lot line.

20 (2) Any heating plant or chimney shall be
21 located fifty (50) feet or more from
22 any other lot in an R Zone.

23 (3) No retail sales shall be permitted on
24 the premises.

25 (4) No advertising sign shall be permitted.

26 (5) The number of employees on the premises
27 shall not exceed five (5) in number.

28 (c) Halfway houses as specified and regulated in
Section 6.22(k), except that for each
resident over eight in number, including
required staff, the minimum lot area shall

1 be increased by three hundred seventeen (317)
2 square feet and the maximum number of persons
3 in residence, including required staff, shall
4 be sixteen.

- 5 (d) Public and private schools for academic
6 instruction which do not group children by
7 age or grade level for purposes of instruction
8 as specified and regulated in Section 6.22(1),
9 except that no lot so used shall be less than
10 seventy-two hundred (7200) square feet for
11 the first ten (10) children and two hundred
12 (200) square feet for each child in excess
 of ten (10).

13 Section 4. That Section 8.2 of the Zoning Ordinance
14 (86300), as last amended by Ordinance 100383, is further
15 amended to read as follows:

16 Section 8.2 Principal Conditional Uses.

17 8.21. The Principal conditional uses set forth in
18 Section 6.21 are permitted when authorized by the Council
19 in accordance with Article 28, except as modified in this
 Article.

20 8.22.

- 21 (a) Principal conditional uses which the Hearing
22 Examiner or Board may authorize in less intensive
23 zones are permitted when authorized by the Hearing
24 Examiner or Board in accordance with Article 26,
 except as modified in this Article.
25 (b) Halfway houses as specified and regulated in
26 Section 6.22(k), except that for each resident over
27 eight in number, including required staff, the
28 minimum lot area shall be increased by three

1 hundred thirty-four (334) square feet and the
2 maximum number of persons, in residence, including
3 required staff, shall be sixteen.

4 (c) Public and private schools for academic instruction
5 which do not group children by age or grade level
6 for purposes of instruction as specified and
7 regulated in Section 6.22(1), except that no lot
8 so used shall be less than five thousand (5000)
9 square feet for the first ten (10) children and
10 two hundred (200) square feet for each child in
11 excess of ten (10).

12 Section 5. That Section 10.2 of the Zoning Ordinance
13 (86300), as last amended by Ordinance 101285, is further
14 amended to read as follows:

15 Section 10.2 Principal Conditional Uses:

16 10.21. The uses set forth in Section 6.21 when
17 authorized by the Council in accordance with Article 28.

18 10.22. The following uses permitted when authorized
19 by the Hearing Examiner or Board after public hearing and
20 in accordance with the provisions of Article 26.

21 (a) Principal conditional uses which the Hearing
22 Examiner or Board may authorize in less intensive
23 zones unless modified in this Article.

24 (b) Reserved

25 (c) Nursing or convalescent homes, subject to the
26 following conditions:

27 (1) Such homes shall be established and operated
28 under standards established in accordance
29 with State laws governing such homes; provided,
30 that nothing in said standards or in any
31 definition established thereby shall govern

1 or affect the meaning or interpretation of
2 the term "Nursing or Convalescent Home" as
3 defined in Section 3.15 of this ordinance.

4 (2) No lot so used shall be less than fifteen
5 thousand (15,000) square feet plus one thousand
6 (1,000) square feet additional for each
7 resident person over fifteen (15) in number.

8 (3) All principal buildings shall be located
9 thirty (30) feet or more from any other lot
10 in an RS or RD Zone.

11 (4) No structure so used shall be more than one
12 story in height.

13 (5) Not more than twenty (20) patients shall be
14 accommodated at one time.

15 (6) Any other condition which the Hearing Examiner
16 or Board may impose for the protection of
17 adjacent properties and in the public interest.

18 (d) Hospitals or sanitariums not predominantly for
19 psychiatric care, contagious diseases, or for
20 epileptics, spastics, drug or liquor addicts,
21 subject to the following conditions:

22 (1) No lot so used shall be less than forty thousand
23 (40,000) square feet in area.

24 (2) No structure so used shall be greater than
25 two stories in height where the lot is less
26 than four (4) acres in area.

27 (3) All principal buildings shall be located fifty
28 (50) feet or more from any other lot in an
 RS or RD Zone.

(e) Homes for the Retired and Nursing or Convalescent
Homes accommodating more than twenty (20) persons

1 in residence or patients at one time, subject to
2 the following conditions:

3 (1) Such homes shall be established and operated
4 under standards established in accordance
5 with State laws governing such homes; provided,
6 that nothing in said standards or in any
7 definition established thereby shall govern
8 or affect the meaning or interpretation of
9 the terms "Home for the Retired" and "Nursing
10 or Convalescent Home" as defined respectively
11 in Sections 3.09 and 3.15 of this ordinance.

12 (2) No lot so used shall be less than forty
13 thousand (40,000) square feet in area.

14 (3) No structure so used shall be greater than
15 two stories in height where the lot is less
16 than four (4) acres in area.

17 (4) All principal buildings shall be located
18 fifty (50) feet or more from any other lot in
19 an RS or RD Zone.

20 (f) Hospitals and sanitariums, predominantly for
21 psychiatric care, contagious diseases, epileptics,
22 spastics, care of the mentally retarded, drug or
23 liquor addicts, provided that no lot so used shall
24 be less than four (4) acres in area, and that all
25 principal buildings shall be located one hundred
26 (100) feet or more from any other lot in an R Zone.

27 (g) Halfway houses as specified and regulated in
28 Section 6.22(k) except that no lot so used shall
be less than eight thousand (8,000) square feet
in area, and no lot so used shall be less than six
hundred feet from any other such use.

1 Section 6. That Section 12.11 of the Zoning Ordinance
2 (86300), as last amended by Ordinance 105408, is further
3 amended to read as follows:

4 Section 12.11 The following uses:

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

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

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

6 (4) Four hundred (400) square feet or more of
7 lot area shall be provided for each dwelling
8 unit in such structures.

9 (i) Group apartments, subject to the following conditions:

10 (1) Apartment houses consisting of two or more
11 principal buildings may be located on one lot
12 of less than forty thousand (40,000) square
13 feet.

14 (2) Yards on the boundary of the lot shall be
15 provided as required for one principal building
16 on the lot.

17 (3) The minimum distance between principal buildings
18 on one lot shall be the sum of the depth of the
19 following required yards as provided in this
20 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

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

1 exceed fifty (50) feet.

2 Section 7. That Section 12.12 of the Zoning Ordinance
3 (86300), as last amended by Ordinance 105408, is further
4 amended to read as follows:

5 AMENDED - ORD.
107186

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

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

14 (1) Such use shall be operated by a public or
15 non-profit charitable organization or established
16 and operated under standards established in
17 accordance with State laws governing child
18 welfare.

19 (2) No lot so used shall be less than ten thousand
20 (10,000) square feet in area, plus one thousand
21 (1,000) square feet for each child over
22 fifteen (15) in number.

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

25 (1) Such homes shall be established and operated
26 under standards established in accordance
27 with State laws governing such homes; provided,
28 that nothing in said standards or in any
definition established thereby shall govern
or affect the meaning or interpretation of
the terms "Home for the Retired" and "Nursing
or Convalescent Home" as defined respectively
in Sections 3.09 and 3.15 of this ordinance.

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

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

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

8 Section 8. That Section 12.13 of the Zoning Ordinance
9 (86300), as last amended by Ordinance 105408, is further
10 amended to read as follows:

11 ~~AMENDED. ORD.~~

12 **106282** Section 12.13 Uses permitted when all principal build-
13 ings are located thirty (30) feet or more from any other lot
14 in an R Zone:

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

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

24 (1) Such homes shall be established and operated
25 under standards established in accordance
26 with State laws governing such homes; provided,
27 that nothing in said standards or in any
28 definition established thereby shall govern
or affect the meaning or interpretation of
the terms "Home for the Retired" and "Nursing
or Convalescent Home" as defined respectively
in Sections 3.09 and 3.15 of this ordinance.

1 Section 9. That Section 12.2 of the Zoning Ordinance
2 (86300), as last amended by Ordinance 102685, is further
3 amended to read as follows:

4 AMENDED - ~~ORD.~~

107024

107186

Section 12.2 Principal Conditional Uses

5 12.21 The principal conditional uses set forth in Section
6 6.21 when authorized by the Council in accordance with
7 Article 28.

8 12.22 The following uses permitted when authorized by
9 the Hearing Examiner or Board in accordance with Article 26.

10 (a) Principal conditional uses which the Hearing
11 Examiner or Board may authorize in less intensive
12 zones unless modified in this Article.

13 (b) Motels, subject to the following conditions:

14 (1) The property so used shall abut upon a major
15 arterial as defined by City Ordinance.

16 (2) Separate sanitary facilities shall be provided
17 for each motel unit.

18 (3) No business, other than the renting of rooms
19 shall be conducted on the premises.

20 (4) Motels shall be subject to all bulk provisions
21 of this Article except that the minimum lot
22 area required shall be no less than one
23 thousand (1,000) square feet for each motel unit.

24 (5) When the motel consists of detached buildings,
25 the minimum distance between such buildings
26 shall be ten (10) feet.

27 (6) Signs shall be limited to non-illuminated,
28 illuminated or self-illuminated business signs
not exceeding thirty (30) square feet and not
exceeding one (1) in number.

- 1 (c) Mortuary, when located on a lot containing at least
2 fifteen thousand (15,000) square feet.
- 3 (d) Trailer Parks, subject to the following conditions:
- 4 (1) The property so used shall abut upon a major
5 arterial street as defined by City ordinance.
- 6 (2) No business other than the rental of house
7 trailer space shall be conducted on the premises.
- 8 (3) A screening shall be provided as specified for
9 parking lots in Section 23.42 (a) except on that
10 side of the lot which adjoins or faces premises
11 used for a motel or trailer park or a B, C,
M, or I zone.
- 12 (4) Except where abutting upon a lot occupied by
13 a motel or trailer park, minimum side yards of
14 ten (10) feet shall be provided when adjoining
15 any lot in any R zone. No house trailer shall
16 encroach upon any required yard space.
- 17 (5) Each house trailer space shall include one
thousand (1,000) square feet.
- 18 (e) Offices and clinics of physicians, surgeons,
19 psychiatrists, psychologists, dentists, chiropractors,
20 chiropodists, osteopaths, optometrists, engineers,
21 surveyors, lawyers, public accountants, architects,
22 landscape architects, or interior designers, having
23 no stock in trade and making no retail sales on the
24 premises, and offices of civic, religious or
25 charitable organizations, provided such offices
26 or clinics occupy no more than the first two (2)
27 stories of a building or a cellar of a building
and the story next above.

1 (f) Halfway houses as specified and regulated in
2 Section 6.22(k), except that there shall be not
3 more than thirty (30) persons in residence and
4 no lot so used shall be less than five thousand
5 (5,000) square feet in area for up to twenty (20)
6 persons in residence, exclusive of required staff,
7 plus two hundred fifty (250) square feet for each
8 non-staff person in residence over twenty (20) in
9 number.

10 12.23 Uses permitted when all principal buildings are
11 located twenty (20) feet or more from any other lot in an R
12 zone.

13 (a) Private or fraternal clubs, lodges, social or
14 recreational buildings, except those the chief
15 activity of which is customarily carried on primarily
16 for gain.

17 (b) Trade or business school, excluding mechanical
18 equipment not customarily used in dwellings or
19 professional offices.

20 Section 10. That Section 23.3 of the Zoning Ordinance
21 (86300), as last amended by Ordinance 103364, is further
22 amended to read as follows:

23 AMENDED - ORG.
24 106775

25 Section 23.3 Parking Spaces Required:

26 The minimum number of offstreet parking spaces required
27 shall be as set forth in the following:

<u>Use</u>	<u>Parking Spaces Required</u>
Single Family, duplex dwellings or houseboats	1 for each dwelling unit
Multiple Dwellings, student multiple dwellings	1 for each dwelling unit
Multiple Dwellings for Low Income Elderly	1 for each 4 dwelling units

1	Multiple Dwellings for Low Income Handicapped	1 for each 4 dwelling units
2	Motels	1 for each unit in the motel
3	Boarding, lodging or rooming houses, fraternity, sorority, 4 or group student houses	1 for each 3 sleeping rooms or for each 6 beds, which- ever amount is greater
5	Hotels	1 for each 4 bedrooms
6	Hospitals, sanitariums, nursing and convalescent homes	1 for each 2 staff doctors plus 1 for each 5 employees plus 1 for each 6 beds.
7		
8	Children's institutions, homes for the retired	1 for each 5 employees plus one for each 6 beds.
9	<u>Day Care Center or Family</u> <u>Day Care Home</u>	1 for each 10 children or 1 for each staff member which- ever is greater, and 1 passenger loading and un- loading space for each 20 children
10		
11		
12	<u>Halfway houses</u>	<u>1 for each 2 full time staff</u> <u>members, plus 1 for each 5</u> <u>residents unless ownership</u> <u>and/or operation of auto-</u> <u>mobiles by residents is</u> <u>specifically prohibited and</u> <u>such prohibition is documented</u> <u>in writing and filed with</u> <u>the Superintendent, plus 1</u> <u>for each vehicle permanently</u> <u>located at the halfway house</u> <u>or operated on a daily basis</u> <u>in connection with the</u> <u>halfway house.</u>
13		
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19	Libraries and Museums	1 for each 250 sq. ft. of floor area open to the public.
20	Dance halls	1 for each 75 sq. ft. of floor area used for dancing.
21		
22	Bowling alleys	5 for each bowling alley
23	Medical or dental clinics	1 for each 200 sq. ft. of gross floor area generally
24		1 for each 300 sq. ft. of gross floor area where part of medical-hospital complex in RMH 350 Zone
25		
26		1 for each 400 sq. ft. of gross floor area where part of medical-hospital complex in RMV 150 Zone.
27		
28		

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Theaters, skating rinks, auditoriums, and other indoor places of public assembly

1 for each 100 sq. ft. floor area of main auditorium or of principal place of assembly not containing fixed seats and for floor area containing fixed seats 1 for each 10 seats.

Stadiums, outdoor sports arenas or areas and places of public assembly containing less than twenty thousand (20,000) seats

1 for each 10 permanent seats and 1 for each 100 sq. ft. of spectator assembly area not containing seats.

Stadiums, outdoor sports arenas or areas and places of public assembly containing twenty thousand (20,000) or more seats

1 for each 10 permanent seats and 1 bus space for each 300 permanent seats. The location requirements of Section 23.22 shall not apply to such use. Instead, the applicant shall submit to the City Council prior to the issuance of a building permit, a workable preliminary parking plan describing the location of available offstreet parking and the means by which persons will commute between the required parking areas and the principal use. The Council shall not approve such workable preliminary plan until at least one public hearing has been held. No building permit shall issue until the workable preliminary parking plan has been approved by the City Council by resolution. Prior to the issuance of an occupancy permit by the Superintendent of Buildings, the applicant shall submit to the Council a final definitive workable parking plan describing the location of the available offstreet parking and the means by which persons shall commute between required parking and the principal use. The Director of the Department of Community Development shall advise the Council as to the adequacy and workability of the plan as submitted. The Council shall not approve such plan until at least one public hearing has been held. No certificate of occupancy

1		shall issue until the workable parking plan has been approved by the City Council by resolution. Any workable parking plan approved shall also be implemented prior to issuance of an occupancy permit by the Superintendent of Buildings.
2		
3		
4		
5	Schools, community clubs and community centers	1 for each 80 sq. ft. of floor area of main auditorium or other assembly rooms not containing fixed seats, and for floor area containing fixed seats 1 for each 8 seats.
6		
7		
8	Private clubs	1 for each 200 square feet gross floor area of club building.
9		
10	Churches	1 for each 80 square feet of floor area in the nave not containing fixed seats and for floor area containing fixed seats, 1 for each 8 seats.
11		
12		
13	Banks, business or professional offices	1 for each 400 sq. ft. of gross floor area.
14		
15	Offices not providing customer services on the premises	1 for each 800 sq. ft. of gross floor area.
16	Mortuaries or funeral homes	1 for each 100 sq. ft. of floor area of assembly rooms used for service.
17		
18	Pleasure craft moorages	1 for each 2 moorage stalls.
19	Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs:	None for gross floor area under 2000 sq. ft.
20		
21	having not more than 4,000 sq. ft. of gross floor area	1 for each 200 sq. ft. of gross floor area when in excess of 2000 sq. ft.
22		
23	having more than 4,000 sq. ft. of gross floor area	20 plus 1 for each 150 sq. ft. of gross floor area in excess of 4000 sq. ft.
24		
25	Food markets:	None for gross floor area under 2500 sq. ft.
26	having not more than 7,500 sq. ft. of gross floor area	1 for each 300 sq. ft. of gross floor area when in excess of 2500 sq. ft.
27		
28		

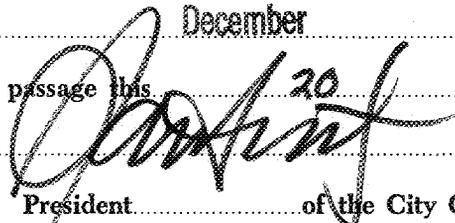
1	having more than 7,500 sq. ft. of gross floor area	25 plus 1 for each 150 sq. ft. of gross floor area in excess of 7500 sq. ft.
2		
3	Retail stores, except as otherwise specified herein:	None for gross floor area under 2500 sq. ft.
4	having not more than 4,000 sq. ft. of gross floor area	1 for each 500 sq. ft. of gross floor area when in excess of 2500 sq. ft.
5		
6	having more than 4,000 sq. ft. but not more than 20,000 sq. ft. of gross floor area	8 plus 1 for each 300 sq. ft. of gross floor area in excess of 4000 sq. ft.
7		
8	having more than 20,000 sq. ft. of gross floor area	61 plus 1 for each 150 sq. ft. of gross floor area in excess of 20,000 sq. ft.
9		
10	Office and household furniture and appliance sales establishments	None for gross floor area under 2500 sq. ft., 1 for each 600 sq. ft. of gross floor area when in excess of 2500 sq. ft.
11		
12	Motor vehicle or machinery sales, wholesale stores, furniture stores	1 for each 2000 sq. ft. of gross floor area.
13		
14	Manufacturing uses, research and testing laboratories, creameries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each 1000 sq. ft. of gross floor area, except that office space shall provide parking as required for offices.
15		
16		
17	Warehouses and storage buildings	1 for each 2000 sq. ft. of gross floor area, except that office space shall be provided as required for offices.
18		
19	Freight terminals	1 for each 2000 sq. ft. of gross floor area except that office space shall provide parking as required for offices.
20		
21		
22	Passenger Terminals	1 for each 100 sq. ft. of waiting room space
23		
24	Heliports: Helistops with scheduled services	1 for each 5 employees; 5 for each touchdown pad.
25	Branch Post Offices	1 space for each 500 sq. ft. of gross floor area.
26	Terminal Post Office	1 space for each 1000 sq. ft. of gross floor area
27		
28	Open air swimming clubs or commercial pools	1 for each 150 square feet of pool area.

1	Golf driving range	1 for each 2 driving stations
2	Minature golf course	2 for each 3 holes
3	Trampolines	1 for each 2 pits
4	Telephone communication equip- ment buildings	One space for each 2000 sq. ft. of gross floor area.
5	Animal Clinics	One space for each 300 sq. ft. of gross floor area.
6	Trade or business schools	One space for each two faculty members and full time employees plus one space for every five students, based on maximum attending at any one time.
7		
8		
9	Health studios	One space for each 300 sq. ft. of gross floor area.
10		
11	Pool and billiard halls	One space for each 200 sq. ft. of gross floor area.
12		
13	Marine equipment and boat sales establishments	One space for each 300 sq. ft. of floor area plus one space for each 300 sq. ft. of lot area used for out- door display.
14		
15	Riding academies	Two spaces plus one space for each stable stall contained in the building.
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(To be used for all Ordinances except Emergency.)

Section 11. 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 20 day of December, 1976,
and signed by me in open session in authentication of its passage this 20 day of
December, 1976.



President of the City Council.

Approved by me this 27 day of December, 1976



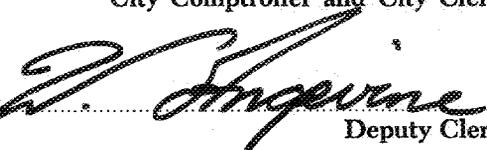
Mayor.

Filed by me this 27 day of December, 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

DEC 20 1976

to which was referred

C.B. 97986

Relating to land use and zoning; amending Sections 3.09, 6.22, 7.2, 8.2, 10.2, 12.11, 12.12, 12.13, 12.2, and 23.3 of the Zoning Ordinance (86300) relating to halfway houses, homes for the retired, and nursing or convalescent homes.

RECOMMEND THAT THE SAME DO PASS



P&UD

Chairman

Chairman

Committee

Committee

TIME AND DATE STAMP

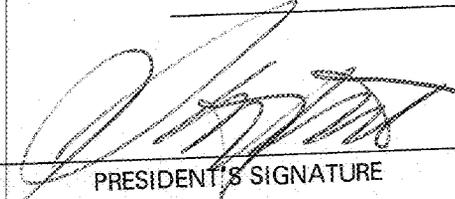
SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:



FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: P&UD



PRESIDENT'S SIGNATURE

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

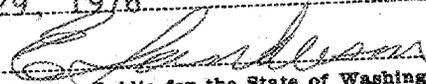
ORDINANCE NO 106090

was published on Dec 29, 1976



Subscribed and sworn to before me on

Dec 29, 1976



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

Section 10.2 Principal Conditional Uses

10.21 The uses set forth in Section 2.21 when authorized by the Council in accordance with Article 28

10.22 The following uses permitted when authorized by the HEARING EXAMINER OR BOARD after public hearing and in accordance with the provisions of Article 28

(a) Principal conditional uses which the HEARING EXAMINER OR BOARD may authorize in less intensive zones unless modified in this Article.

(b) Reserved

(c) 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. PROVIDED THAT NOTHING IN SAID STANDARDS OR IN ANY DEFINITION ESTABLISHED THEREBY SHALL GOVERN OR AFFECT THE MEANING OR INTERPRETATION OF THE TERM "NURSING OR CONVALESCENT HOME" AS DEFINED IN SECTION 2.15 OF THIS ORDINANCE.

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

(3) All principal buildings shall be located thirty (30) feet or more from any other lot in an RS or RD Zone.

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

(5) Not more than twenty (20) patients shall be accommodated at one time.

(6) Any other condition which the HEARING EXAMINER OR BOARD may impose for the protection of adjacent properties and in the public interest.

(d) Hospitals or sanitariums not predominantly for psychiatric care, contagious diseases, or for epileptics, spastics, drug or liquor addicts, subject to the following conditions:

(1) No lot so used shall be less than forty thousand (40,000) square feet in area.

(2) No structure so used shall be greater than two stories in height where the lot is less than four (4) acres in area.

(3) All principal buildings shall be located fifty (50) feet or more from any other lot in an RS or RD Zone.

(e) Homes for the Retired and Nursing or Convalescent Homes accommodating more than twenty (20) persons in residence or patients 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; PROVIDED THAT NOTHING IN SAID STANDARDS OR IN ANY DEFINITION ESTABLISHED THEREBY SHALL GOVERN OR AFFECT THE MEANING OR INTERPRETATION OF THE TERMS "HOME FOR THE RETIRED" AND "NURSING OR CONVALESCENT HOME" AS DEFINED RESPECTIVELY IN SECTIONS 2.09 AND 2.15 OF THIS ORDINANCE.

(2) No lot so used shall be less than forty thousand (40,000) square feet in area.

(3) No structure so used shall be greater than two stories in height where the lot is less than four (4) acres in area.

(4) All principal buildings shall be located fifty (50) feet or more from any other lot in an RS or RD Zone.

(f) Hospitals and sanitariums, predominantly for psychiatric care, contagious diseases, epileptics, spastics, care

(g) Public and private schools for academic instruction which are not group withdrawn by age or grade level for purposes of instruction; and school, not including dance or music.

(c) 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

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.

Section 7. That Section 12.12 of the Zoning Ordinance (86300), as last amended by Ordinance 105408, is further amended to read as follows:

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 established in accordance with State laws governing child welfare.

(2) 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.

(e) 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; PROVIDED THAT NOTHING IN SAID STANDARDS OR IN ANY DEFINITION ESTABLISHED THEREBY SHALL GOVERN OR AFFECT THE MEANING OR INTERPRETATION OF THE TERMS "HOME FOR THE RETIRED" AND "NURSING OR CONVALESCENT HOME" AS DEFINED RESPECTIVELY IN SECTIONS 2.09 AND 2.15 OF THIS ORDINANCE.

(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 8. That Section 12.13 of the Zoning Ordinance (86300), as

Section 8. That Section 12.11 of the Zoning Ordinance (86300), as last amended by Ordinance 105408, is further amended to read as follows:

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.

(5) 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; PROVIDED THAT NOTHING IN SAID STANDARDS OR IN ANY DEFINITION ESTABLISHED THEREBY SHALL GOVERN OR AFFECT THE MEANING OR INTERPRETATION OF THE TERMS "HOME FOR THE RETIRED" AND "NURSING OR CONVALESCENT HOME" AS DEFINED RESPECTIVELY IN SECTIONS 2.09 AND 2.15 OF THIS ORDINANCE.

Section 9. That Section 12.2 of the Zoning Ordinance (86300), as last amended by Ordinance 105408, is further amended to read as follows:

Section 12.2 Principal Conditional Uses

12.21 The principal conditional uses set forth in section 6.21 when authorized by the Council in accordance with Article 28.

12.22 The following uses permitted when authorized by the HEARING EXAMINER OR BOARD in accordance with Article 28.

(a) Principal conditional uses which the HEARING EXAMINER OR BOARD may authorize in less intensive zones unless modified in this Article.

(b) Motels, subject to the following conditions:

(1) The property so used shall abut upon a major arterial as defined by City Ordinance.

(2) Separate sanitary facilities shall be provided for each motel unit.

(3) No business, other than the renting of rooms shall be conducted on the premises.

(4) Motels shall be subject to all bulk provisions of this Article except that the minimum lot area required shall be no less than one thousand (1,000) square feet for each motel unit.

(5) When the motel consists of detached buildings, the minimum distance between such buildings shall be ten (10) feet.

(6) Signs shall be limited to non-illuminated, illuminated or self-illuminated business signs not exceeding thirty (30) square feet and not exceeding one (1) in number.

(c) Mortuary, when located on a lot containing at least fifteen thousand (15,000) square feet.

(d) Trailer Parks, subject to the following conditions:

(1) The property so used shall abut upon a major arterial street as defined by City ordinance.

(2) No business other than the rental of house trailer space shall be conducted on the premises.

other recognized institution of higher learning.

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

(2) Yards on the boundary of the lot shall be provided as required for use as 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

(5) A screening shall be provided as specified for parking lots in Section 23.4 (a) except on that side of the lot which adjoins or faces premises used for a motel or trailer park or a B, C, M, or zone.

(4) Except where abutting upon a lot occupied by a motel or trailer park, minimum side yards of ten (10) feet shall be provided when adjoining any lot in any R zone. No house trailer shall encroach upon any required yard space.

(5) Each house trailer

USE

Single Family, duplex dwellings or houseboats

Multiple Dwellings, student multiple dwellings

Multiple Dwellings for Low Income Elderly

Multiple Dwellings for Low Income Handicapped

Motels

Boarding, lodging or rooming houses, Fraternity, sorority, or group student houses

Hotels

Hospitals, sanitariums, nursing and convalescent homes

Children's institutions, homes for the retired

DAY CARE CENTER OR FAMILY DAY CARE HOME

HALF-WAY HOUSES

Libraries and Museums

Dance halls

Bowling alleys

Medical or dental clinics

Theaters, skating rinks, auditoriums, and other indoor places of public assembly

Stadiums, outdoor sports arenas or areas and places of public assembly containing less than twenty thousand (20,000) seats

Stadiums, outdoor sports arenas or areas and places of public assembly containing twenty thousand (20,000) or more seats

1 for each 4 bedrooms
 1 for each 2 staff doctors plus
 1 for each 5 employees plus
 1 for each 3 beds
 1 for each 5 employees plus 1
 for each 4 beds
 1 for each 14 children or 1 for
 each staff member whichever
 is greater, and 1 passenger
 loading and unloading space
 for each 20 children
 1 FOR EACH 2 FULL TIME
 STAFF MEMBERS PLUS 1
 FOR EACH 5 RESIDENTS
 UNLESS OWNERSHIP
 AND/OR OPERATION OF
 AUTOMOBILES BY RESI-
 DENTS IS SPECIFICALLY
 PROHIBITED AND SUCH
 PROHIBITION IS DOCU-
 MENTED IN WRITING AND
 FILED WITH THE SUPER-
 INTENDENT PLUS 1 FOR
 EACH VEHICLE PERMA-
 NENTLY LOCATED AT THE
 HALFWAY HOUSE OR O-
 PERATED ON A DAILY BAS-
 IS IN CONNECTION WITH
 THE HALFWAY HOUSE

1 for each 250 sq. ft. of floor
 area open to the public
 1 for each 75 sq. ft. of floor
 area used for dancing
 5 for each bowling alley
 1 for each 200 sq. ft. of gross
 floor area generally
 1 for each 300 sq. ft. of gross
 floor area where part of
 medical-hospital complex in
 RMH 350 Zone
 1 for each 400 sq. ft. of gross
 floor area where part of
 medical-hospital complex in
 RMV 150 Zone
 1 for each 100 sq. ft. floor area
 of main auditorium or of
 principal place of assembly
 not containing fixed seats
 and for floor area containing
 fixed seats 1 for each 12
 seats
 1 for each 10 permanent seats
 and 1 for each 100 sq. ft. of
 spectator assembly area not
 containing seats

1 for each 10 permanent seats
 and 1 bus space for each 300
 permanent seats. The loca-
 tion requirements of Section
 22.22 shall not apply to such
 use. Instead, the applicant
 shall submit to the City
 Council prior to the issuance
 of a building permit, a work-
 able preliminary parking
 plan describing the location
 of available offstreet parking
 and the means by which per-
 sons will commute between
 the required parking areas
 and the principal use. The
 Council shall not approve
 such workable preliminary
 plan until at least one public
 hearing has been held. No
 building permit shall issue
 until the workable prelimi-
 nary parking plan has been
 approved by the City Council
 by resolution. Prior to the
 issuance of an occupancy
 permit by the Superintendent
 of Buildings, the applicant
 shall submit to the Council a
 final definitive workable
 parking plan describing the
 location of the available off-
 street parking and the means
 by which persons shall com-
 mute between required park-
 ing and the principal use.
 The Director of the Depart-
 ment of Community Develop-
 ment shall advise the Council
 as to the adequacy and work-
 ability of the plan as sub-
 mitted. The Council shall not
 approve such plan until at
 least one public hearing has
 been held. No certificate of
 occupancy shall issue until
 the workable parking plan
 has been approved by the
 City Council by resolution.
 Any workable parking plan
 approved shall also be imple-
 mented prior to issuance of
 an occupancy permit by the
 Superintendent of Buildings.

1 for each 80 sq. ft. of floor
 area of main auditorium or
 other assembly rooms not
 containing fixed seats, and
 for floor area containing
 fixed seats 1 for each 8 seats.
 1 for each 200 square feet gross
 floor area of club building.
 1 for each 80 square feet of
 floor area in the nave not
 containing fixed seats and
 for floor area containing
 fixed seats, 1 for each 3 seats.

Schools, community clubs and
 community centers

Private clubs

Churches

Banks, business or professional
 offices

Offices not providing customer
 services on the premises

Mortuaries or funeral homes

Pleasure craft moorages

Establishments for the sale and
 consumption on the premises
 of food and beverages, in-
 cluding fraternal and social
 clubs:

having not more than 4,000
 sq. ft. of gross floor area

having more than 4,000 sq. ft.
 of gross floor area

Food markets:

having not more than 7,500

space shall include one thou-
 sand (1,000) square feet.

(e) Offices and clinics of
 physicians, surgeons, psychia-
 trists, psychologists, dentists,
 chiropractors, chiroprudists, oc-
 ceptaths, optometrists, engi-
 neers, surveyors, lawyers, pub-
 lic accountants, architects,
 landscape architects, or interior
 designers, having no stock in
 trade and making no retail
 sales on the premises, and of-
 fices of civic, religious or char-
 itable organizations, provided
 such offices or clinics occupy
 no more than the first two (2)
 stories of a building or a cellar
 of a building and the story next
 above.

(f) HALFWAY HOUSES AS
 SPECIFIED AND REGULATED
 IN SECTION 4.22(K), EXCEPT
 THAT THERE SHALL BE NOT
 MORE THAN THIRTY (30)
 PERSONS IN RESIDENCE
 AND NO LOT SO USED SHALL
 BE LESS THAN FIVE THOU-
 SAND (5,000) SQUARE FEET
 IN AREA FOR UP TO TWEN-
 TY (20) PERSONS IN RESI-
 DENCE EXCLUSIVE OF RE-
 QUIRED STAFF PLUS TWO
 HUNDRED FIFTY (250)
 SQUARE FEET FOR EACH
 NON-STAFF PERSON IN RESI-
 DENCE OVER TWENTY (20)
 IN NUMBER.

12.23 Uses permitted when all
 principal buildings are located
 twenty (20) feet or more from
 any other lot in an R zone.

(a) Private or fraternal
 clubs, lodges, social or recrea-
 tional buildings, except those
 the chief activity of which is
 customarily carried on primar-
 ily for gain.

(b) Trade or business school,
 excluding mechanical equip-
 ment not customarily used in
 dwellings or professional of-
 fices.

Section 10. That Section 23.3 of
 the Zoning Ordinance (36596), as
 last amended by Ordinance
 103554, is further amended to
 read as follows:

sq. ft. of gross floor area	floor area when in excess of 2500 sq. ft.
having more than 7,500 sq. ft. of gross floor area	33 plus 1 for each 150 sq. ft. of gross floor area in excess of 7,500 sq. ft.
Retail stores, except as other- wise specified herein:	None for gross floor area under 2500 sq. ft.
having not more than 4,000 sq. ft. of gross floor area	1 for each 500 sq. ft. of gross floor area when in excess of 2500 sq. ft.
having more than 4,000 sq. ft. but not more than 20,000 sq. ft. of gross floor area	6 plus 1 for each 300 sq. ft. of gross floor area in excess of 4,000 sq. ft.
having more than 20,000 sq. ft. of gross floor area	61 plus 1 for each 150 sq. ft. of gross floor area in excess of 20,000 sq. ft.
Office and household furniture and appliance sales establish- ments	None for gross floor area under 2500 sq. ft., 1 for each 400 sq. ft. of gross floor area when in excess of 2500 sq. ft.
Motor vehicle or machinery sales, wholesale stores, furni- ture stores	1 for each 2000 sq. ft. of gross floor area.
Manufacturing uses, research and testing laboratories, creameries, bottling estab- lishments, bakeries, can- neries, printing and engrav- ing shops	1 for each 1000 sq. ft. of gross floor area, except that office space shall provide parking as required for offices.
Warehouses and storage build- ings	1 for each 2000 sq. ft. of gross floor area, except that office space shall be provided as required for offices.
Freight terminals	1 for each 3000 sq. ft. of gross floor area, except that office space shall provide parking as required for offices.
Passenger terminals	1 for each 100 sq. ft. of wait- ing room space.
Heliports: Helistops with scheduled services	1 for each 5 employees; 5 for each touchdown pad.
Branch Post Offices	1 space for each 500 sq. ft. of gross floor area.
Terminal Post Office	1 space for each 1000 sq. ft. of gross floor area.
Open air swimming clubs or commercial pools	1 for each 150 square feet of pool area.
Golf driving range	1 for each 2 driving stations.
Miniature golf course	2 for each 3 holes.
Trampolines	1 for each 2 pits.
Telephone communication equipment buildings	One space for each 2000 sq. ft. of gross floor area.
Animal Clinics	One space for each 300 sq. ft. of gross floor area.
Trade or business schools	One space for each two faculty members and full time em- ployees plus one space for every five students, based on maximum attending at any one time.
Health studios	One space for each 300 sq. ft. of gross floor area.
Pool and billiard halls	One space for each 200 sq. ft. of gross floor area.
Marine equipment and boat sales establishments	One space for each 300 sq. ft. of floor area plus one space for each 300 sq. ft. of lot area used for outdoor dis- play.
Riding academies	Two spaces plus one space for each stable stall contained in the building.

Section 11. 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 28th day of December, 1976, and
 signed by me in open session in authentication of its passage this
 28th day of December, 1976.

SAM SMITH,
 President of the City Council.

Approved by me this 27th day of December, 1976.

WES UHLMAN,
 Mayor.

Filed by me this 27th day of December, 1976.

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

(Seal)

By W. ANGEVINE,
 Deputy Clerk.

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

Date of Official Publication in the Daily Journal of Commerce,
 Seattle, December 15, 1976. (C-755)