

Ordinance No.

08617

AN ORDINANCE relating to land use and zoning and amending Sections 6.2, 7.2 and 10.1 of the Zoning Ordinance (86300).

*McKee-Paas*

FILE NO. 2-7-78

Council Bill No. 85127

INTRODUCED: <u>FEB 6 1965</u>	BY: <u>Planning &amp; Codes</u>
REFERRED: <u>FEB 8 1965</u>	TO: <u>Planning &amp; Codes</u>
REFERRED:	
REPORTED: <u>FEB 16 1965</u>	SECOND READING: <u>FEB 16 1965</u>
THIRD READING: <u>FEB 16 1965</u>	SIGNED: <u>FEB 16 1965</u>
PRESENTED TO MAYOR: <u>FEB 16 1965</u>	APPROVED: <u>FEB 17 1965</u>
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ORD. 96539 - FURTHER AMENDS SEC. 10.1  
ORD. 97652 - FURTHER AMENDS SEC. 6.2

SEE BACK COVER

ORD 100100 AMENDING SECTIONS 3.09, 6.2, 6.4, 7.2, 8.2, 10.2 & 12.1 TO PERMIT "HALFWAY HOUSES"  
IN CERTAIN ZONES & TO PERMIT SALE & CONSUMPTION OF BEER UNDER CERTAIN CIRCUMSTANCES  
ON PUBLIC PARK PREMISES DURING DAYLIGHT HOURS.

*Handwritten:*  
B.P.C.  
P.C.  
2004

ORDINANCE 93617

AN ORDINANCE relating to land use and zoning and amending Sections 6.2, 7.2 and 10.1 of the Zoning Ordinance (86300).

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 6.2 of the Zoning Ordinance (86300) be amended to read as follows:

Section 6.2 Principal Conditional Uses:

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 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.

6.22 The following uses permitted when authorized by the 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.

(b) Day Nursery or Nursery School 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 fifteen thousand (15,000) square feet in area.
- (3) The maximum capacity shall be ten (10) children.
- (4) There shall be provided on the lot a fenced play area of at least seven hundred fifty (750) square feet. Such play area shall be located no closer than thirty (30) feet from any adjacent lot in an

R zone and shall be enclosed by screening on any side not facing the principal building on the lot.

(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 (1000) square feet for each child over fifteen (15) in number.
- (3) Maximum lot coverage shall not exceed twenty (20) percent 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 Board.

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

- (1) Such homes shall be instituted and operated under standards established in accordance with State laws governing such homes.
- (2) No lot so used shall be less than fifteen thousand (15,000) square feet in area plus one thousand (1000) square feet additional for each resident person over fifteen (15) in number.
- (3) Such homes shall be occupied by no more than twenty (20) persons.
- (4) No structure so used shall be located closer than thirty (30) feet from any other lot in an RS or RD Zone.
- (5) No structure so used shall be more than one story in height.

- (e) Riding academy, 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 nonprofit 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 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) Nursing or Convalescent Home, subject to the following conditions:
  - (1) Such homes shall be operated by public or nonprofit, charitable organizations and established and operated under standards established in accordance with State laws governing such homes.
  - (2) No lot so used shall be less than forty thousand (40,000) square feet in area.
  - (3) No structure so used shall be more than one story in height.
  - (4) No more than twenty (20) patients shall be accommodated at one time.
  - (5) All principal buildings shall be located fifty (50) feet or more from any other lot in an RS or RD Zone.
- (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 precollege academic courses.
  - (2) Group dwellings for members of religious orders in conjunction with permitted churches, when located on the same lot with the principal building or on separate lots.
- (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 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 Board.

Section 2. That Section 7.2 of the Zoning Ordinance (86300) be amended to read as follows:

Section 7.2 Principal Conditional Uses

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

AMENDED 688.  
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7.22 The following uses are permitted when authorized by the Board in accordance with Article 26.

- (a) Principal conditional uses set forth in Section 6.22 unless modified in this article.
- (b) Commercial nursery or greenhouse, provided that the following conditions are met:
  - (1) All structures shall be located twenty (20) feet or more from any lot line.
  - (2) Any heating plant or chimney shall be located fifty (50) feet or more from any other lot in an R Zone.
  - (3) No retail sales shall be permitted on the premises.
  - (4) No advertising sign shall be permitted.
  - (5) The number of employees on the premises shall not exceed five (5) in number

Section 3. That Section 10.1 of the Zoning Ordinance (86300), as last amended by Ordinance 89229, be further amended to read as follows:

Section 10.1 Principal Uses Permitted Outright

10.11 The following uses:

- (a) RS 7200 principal uses permitted outright as specified and regulated in Article 7 unless modified in this Article.
- (b) Duplex dwellings.
- (c) Three family dwellings (triplexes) provided that the lot area is at least nine thousand (9000) square feet; or where lot area is at least seventy-two hundred (7200) square feet, provided the existing grade of the lot slopes at a rate of at least one on four for a distance of sixty (60) feet from front to back or from side to side and said slope condition exists along the street for the full block or one hundred twenty (120) feet or more and provided further that at least one dwelling unit is in a basement

(To be used for all Ordinances except Emergency.)

10.12 Uses permitted when all buildings are located twenty  
(20) feet or more from any other lot in an R Zone:

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 heavy types of laboratory physical research.

Section <sup>4</sup>..... 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 February, 1965,  
and signed by me in open session in authentication of its passage this 15 day of  
February, 1965 Clarence H. Massart

Approved by me this 17 day of February, 1965  
J. O. Brown Mayor.

Filed by me this 17 day of February, 1965  
C. H. Granderson  
Attest: C. H. Granderson  
City Comptroller and City Clerk.

(SEAL)

Published FEB 27 1965

By W. A. Perrine  
Deputy Clerk.



PRINCIPAL BUILDING or on separate LOTS.

(3) 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 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 BOARD.

Section 2. That Section 7.2 of the Zoning Ordinance (86350) be amended to read as follows:

Section 7.2 PRINCIPAL CONDITIONAL USES

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

7.22 The following USES are permitted when authorized by the BOARD in accordance with Article 28.

(a) PRINCIPAL CONDITIONAL USES set forth in Section 6.22 unless modified in this article.

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

(1) All STRUCTURES shall be located twenty (20) feet or more from any LOT LINE.

(2) Any heating plant or chimney shall be located fifty (50) feet or more from any other LOT in an R ZONE.

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

(4) No ADVERTISING SIGN shall be permitted.

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

Section 3. That Section 10.1 of the Zoning Ordinance (86350), as last amended by Ordinance 85229, be further amended to read as follows:

Section 10.1 PRINCIPAL USES Permitted Outright.

10.11 The following USES:

(a) RS 7200 PRINCIPAL USES permitted outright as specified and regulated in Article 7 unless modified in this Article.

(b) DUPLEX DWELLINGS.

(c) Three family dwellings (triplexes) provided that the LOT AREA is at least nine thousand (9000) square feet or where LOT AREA is at least seventy-two hundred (7200) square feet, provided the existing grade of the LOT slopes at a rate of at least one on four for a distance of sixty (60) feet from front to back or from side to side and said slope condition exists along the STREET for the full block or one hundred twenty (120) feet or more and provided further that at

ORDINANCE NO. 93617

AN ORDINANCE relating to land use and zoning and amending Sections 6.2, 7.2 and 10.1 of the Zoning Ordinance.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That Section 6.2 of the Zoning Ordinance (86350) be amended to read as follows:

Section 6.2. PRINCIPAL CONDITIONAL USES:

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 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.

6.22 The following USES permitted when authorized by the BOARD in accordance with Article 28:

(a) CHILDREN'S RESIDENT HOMES provided such is operated under standards established in accordance with State laws governing child welfare.

(b) DAY NURSERY OR NURSERY SCHOOL 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 fifteen thousand (15,000) square feet in area.

(4) The maximum capacity shall be ten (10) children.

(4) There shall be provided on the LOT a fenced play area of at least seven hundred fifty (750) square feet. Such play area shall be located no closer than thirty (30) feet from any adjacent LOT in an R ZONE and shall be enclosed by screening on any side not facing the PRINCIPAL BUILDING on the LOT.

(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 (1000) square feet for each child over fifteen (15) in number.

(3) Maximum LOT COVERAGE shall not exceed twenty (20) percent of the LOT.

at of Publication

GTON, ss.

ing first duly sworn, on oath deposes and authorized representative of The herce, a daily newspaper. That said wspaper and it is now and has been is prior to the date of the publication published in the English language newspaper in Seattle, King County, low and during all of said time was maintained at the aforesaid place of spaper. That the said Daily Journal ne 12th day of June, 1941, approved by the Superior Court of said King

a true copy of .....

NO. 93617

t was published in the regular issue

t form) of said newspaper on the bruary 1965

distributed to its subscribers during

scribed and sworn to before me this bruary 1965

e State of Washington, residing at Seattle. ed by Washington State Press Association.)