

Ordinance No. 90953

AN ORDINANCE relating to land use and zoning; amending Sections 6.2, 10.2, 12.1, 14A.1, 15.2, 16.4, 16.5, 17.4, 17.5, 23.2, 23.3, and 23.4 of the Zoning Ordinance (86300).

10-7-70: Pass

COMPTROLLER
FILE NUMBER 267707

Council Bill No. 90953

INTRODUCED: OCT 5 1970	BY: Flaming
REFERRED: OCT 5 1970	TO: Flaming
REFERRED:	
REFERRED:	
REPORTED: OCT 13 1970	SECOND READING: OCT 13 1970
THIRD READING: OCT 13 1970	SIGNED: OCT 13 1970
PRESENTED TO MAYOR: OCT 13 1970	APPROVED: OCT 13 1970
SENT TO CITY CLERK: OCT 13 1970	PUBLISHED:
VETOED BY MAYOR:	VETO PUBLISHED:
PASSED OVER VETO:	VETO SUSTAINED:

Clw

OCT 2 3 54 PM '70

Unanimous Vote
YES _____ NO _____

See Back Cover 3

Amended in Section 12.1 by ordinance No. 99503

- ORD. 99872 AMENDS SECTIONS 3.05, 14A.2, 14A.4, 14A.7, 15.2 & 15.3 RE DRIVE-IN BUSINESS USES.
- 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.
- ORD 100222 AMENDING SECTIONS 6.2, 7.2, 8.2 & 12.1 OF ZONING ORD. TO PERMIT UNGRADED SCHOOLS IN R ZONES.
- ORD 100612 FURTHER AMENDS SEC. 15.2 OF ZONING ORD 86300 TO PERMIT B1 PRINCIPAL USES IN BC ZONE.
- ORD 100613 AMENDS SEC. 23.3 TO PROVIDE MINIMUM OFFSTREET PARKING SPACES FOR TELEPHONE COMMUNICATION BLDGS, ANIMAL CLINICS, TRADE OR BUSINESS SCHOOLS, HEALTH STUDIOS, POOL AND BILLIARD HALLS, MARINE EQUIPMENT & BOAT SALES ESTABLISHMENTS, & RIDING ACADEMIES.
- ORD 101296 FURTHER AMENDS SEC 23.4 TO REQUIRE POSTING OF A CASH PERFORMANCE DEPOSIT IN CONNECTION WITH DEVELOPMENT OF ACCESSORY PARKING AREAS IN R ZONES.
- ORD 101413 (RE KING COUNTY MULTIPURPOSE STADIUM) -AMENDS SECTIONS 23.2 & 23.3 OF ORD 86300 RE TO OFF-STREET PARKING REQUIREMENTS FOR STADIUMS, OUTDOOR SPORTS ARENAS & PLACES OF PUBLIC ASSEMBLY.

ORDINANCE 99368

AN ORDINANCE relating to land use and zoning; amending Sections 6.2, 10.2, 12.1, 14A.1, 15.2, 16.4, 16.5, 17.4, 17.5, 23.2, 23.3, and 23.4 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), as last amended by Ordinance 98426, is further amended to read as follows:

AMENDED 088,
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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 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.

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 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 five thousand (5,000) square feet in area and shall provide a

minimum lot area of five hundred (500) square feet per child for the first ten (10) children and a minimum lot area of two hundred fifty (250) square feet per child over ten in number.

- (3) A fenced outdoor play area shall be provided on the lot of at least seventy-five (75) square feet per child, enclosed on any site not facing the principal building. 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 (1000) square feet for each child over fifteen (15) in number.
- (3) Maximum lot coverage shall not exceed twenty (20) percent of the bt.
- (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 (1,000) 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 (1) 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 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 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)

(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 non-profit 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 10.2 of the Zoning Ordinance (86300),
 as last amended by Ordinance 96031, is further amended to read as follows:

Section 10.2. Principal Conditional Uses:

- 10.21 The uses set forth in Section 6.21 when authorized by the Council in accordance with Article 28.
- 10.22 The following uses permitted when authorized by the Board after public hearing and in accordance with the provisions of Article 26.
 - (a) Principal conditional uses which the Board may authorize in less intensive zones unless modified in this Article.
 - (b) Day Nursery or Nursery School as specified and regulated in Section 6.22(b).
 - (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.

- (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 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.
 - (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 of the mentally retarded, drug or liquor addicts, provided that no lot so used shall be less than four (4) acres in area, and that all principal buildings shall be located one hundred (100) feet or more from any other lot in an R zone.

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Section 3. That Section 12.1 of the Zoning Ordinance (86300), as last amended by Ordinance 98608, is further amended to read as follows:

Section 12.1. Principal Uses Permitted Outright.

12.11 Principal Uses Permitted Outright.

- (a) RM 1600 principal uses permitted outright as specified and regulated in Article 11A, unless modified in this Article.

- (b) Apartment houses.
- (c) Boarding, lodging and rooming houses.
- (d) Art school, not including dance or music.
- (e) Children's resident home.
- (f) Day Nursery or Nursery School 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 ten thousand (10,000) 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 of at least seventy-five (75) square feet per child, enclosed on any side not facing the principal building. Such play area shall be no closer than fifteen (15) feet from any other lot in an R zone.
- (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 (1000) 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.

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.

(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.

12.13. 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 4. That Section 14A.1 of the Zoning Ordinance (86300), as added by Ordinance 96395, is amended to read as follows:

Section 14A.1. Required Conditions.

All uses permitted in this Article shall be subject to the following conditions:

(a) All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building, except for offstreet automobile parking and offstreet loading, commercial moorages, automobile service stations and outside storage of radiator fluids, motor oils and similar merchandise, provided that such storage shall include only those quantities used in a day's operation.

- (b) The gross building floor area occupied by any one business enterprise shall be no greater than twenty-five thousand (25,000) square feet.
- (c) Goods sold shall consist primarily of new merchandise, except in the case of antique shops, and all goods produced shall be sold at retail on the premises where produced.
- (d) Not more than five (5) persons shall be engaged at any one time in fabricating, repairing, cleaning or any other processing of goods in any establishment except for food preparation in restaurants.
- (e) Not more than ten (10) horsepower shall be employed in the operation of all machines used for fabrication, repair or processing of any goods in any establishment.
- (f) Processes and equipment employed and goods processed or sold shall be limited to those which are not objectionable by reason of odor, dust, smoke, cinders, gas, noise, vibration, refuse matter, or water-carried waste.
- (g) Except for moorages, any outdoor principal or accessory use which abuts upon any lot in an R zone, shall provide screening of six (6) feet in height. Such screening shall be maintained in good condition.
- (h) Other conditions as specified in this Article and Section 24.6(a).

Section 5. That Section 15.2 of the Zoning Ordinance (86300), as last amended by Ordinance 98426, is further amended to read as follows:

AMENDED 8/8/81 Section 15.2. Principal Uses Permitted Outright.

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15.21. The following uses:

- (a) BN Principal Uses as specified and regulated in Article 14, unless modified in this Article and not limited to sales or service primarily to the surrounding neighborhood.
- (b) Retail store and personal service establishments, banks and financial institutions, business and professional offices, hotels, catering establishments, trade or business school, experimental or testing laboratory which does not employ machinery or equipment not permitted in the BC zone, taxidermy shop, locksmith, appliance repair shops, convalescent homes, homes for the retired, dance and music studios.
- (c) Frozen food lockers, retail ice dispensary, not including ice manufacture, motel, mortuary, storage building for household goods,
- (d) Automobile laundry subject to the following conditions:
 - (1) When located one hundred (100) feet or more from any lot in an R zone.
 - (2) When located one hundred (100) feet or more from the entrance of any retail store serving pedestrians, other than a store selling automobile supplies and accessories.
 - (3) When located on a lot containing at least ten thousand (10,000) square feet.
 - (4) When stacking space for at least twenty-five (25) cars is provided.
- (e) Residential tower structures and dormitory tower complexes when located three hundred (300) feet or more from any lot in a zone with a height limit of thirty-five feet and also

located within a BC Zone which is either within one thousand five hundred (1,500) feet of the campus of a four-year State university, or which abuts an RMV 200 or RMV 150 Zone on at least sixty percent (60%) of its perimeter, subject to the following conditions:

- (1) The bulk requirements of Section 13A.5 shall apply to a residential tower structure or dormitory tower complex except where the lot is in a BC zone which abuts an RMV 150 zone on sixty percent (60%) or more of its perimeter, in which case the bulk requirements of Section 13B.5 shall apply.
- (2) Any base structure which covers more than fifty percent (50%) of the lot shall not exceed three stories, including mezzanines. No yards shall be required for base structures. Non-residential uses located in a base structure shall be excluded in computing the permitted number of dwelling units or amount of floor area devoted to residential uses.
- (3) The street level floor space shall be occupied only by those business uses specified in Section 16.21.

(f) Radio or television studio, subject to the following conditions.

- (1) The principal building shall be located one hundred (100) feet or more from any lot in an R zone.
- (2) Any transmitting tower located on the lot shall conform to the provisions of Section 22.22(a).

15.22. Uses permitted provided however that they shall be in a completely enclosed building or completely enclosed portion of building when within fifty (50) feet of any lot in an R zone.

- (a) Meeting hall, auditorium, theater, bowling lanes, skating rinks, parking garage and automobile rental garage, bakery, printing and publishing establishment.
- (b) Automobile and pleasure boat display or sales establishment, garage for minor repairs, laundry, dry cleaning or dyeing establishment, upholstering establishment, retail pet shop or small animal clinic for out-patient treatment only except that domestic cats may be kept overnight, retail building supply store provided that any retail lumber or building material storage in connection therewith shall be enclosed by a roofed building on any side which abuts upon or faces across a street, alley or place any lot in an R zone.
- (c) Animal Hospital or Clinic subject to the following conditions:
- (1) When adequate precautions are taken to suppress noise emanating from the premises.
 - (2) When adequate precautions are taken to prevent obnoxious odors from escaping the premises.
 - (3) When no large animals other than dogs are treated or kept on the premises.

15.23. Uses permitted provided, however, that they shall be located five hundred (500) feet or more from any grounds of public or private graded schools or publicly designated play areas for children, and provided further that they shall be in a completely enclosed building or completely enclosed portion of building when within fifty (50) feet of any lot in an R zone: pool halls, public dance halls, taverns, package liquor stores, restaurants or cafes

with live entertainment or dancing or serving alcoholic beverages, and other similar enterprises.

15.24. Outdoor uses permitted subject to the requirements of Section 15.1(f):

- (a) Advertising signs, structures.
- (b) Commercial parking lots for private passenger vehicles only, open structures for parking of private passenger vehicles only, located fifty (50) feet or more from any lot in an R zone.
- (c) Service stations, plant nurseries including retail sales of products, drive-in restaurants, commercial moorages, and boat rental establishments limited to minor repair of boats.
- (d) Commercial golf driving ranges, commercial miniature golf courses, commercial trampoline centers, commercial swimming pools, commercial tennis courts, commercial bowling greens, located fifty (50) feet or more from any lot in an R zone.

Section 6. That Section 16.4 of the Zoning Ordinance (86300), as amended by Ordinance 94036, is further amended to read as follows:

Section 16.4. Accessory Uses Permitted Outright:

16.41. The following uses:

- (a) Accessory uses customarily incidental to a principal use permitted outright in this Article.
- (b) Window displays.
- (c) Production or processing of goods sold at retail where produced provided that when such use is located in the street level floor space, no more than two (2) persons shall be employed therein in such production or process.

(d) Storage of products manufactured on premises, provided that such storage shall not be located in the street level floor space.

(e) Accessory offstreet parking spaces within a principal building when limited to a gross floor area of ten (10) percent of the building gross floor area, provided that such use shall not be located in street level floor space.

(f) Accessory offstreet loading space.

Section 7. That Section 16.5 of the Zoning Ordinance (86300), as last amended by Ordinance 94036, is further amended to read as follows:

Section 16.5. Accessory Conditional Uses.

16.51. Accessory Uses customarily incidental to the principal conditional uses specified in Section 16.3 are permitted when authorized by the Council in accordance with Article 28.

16.52. The following uses permitted when authorized by the Board in accordance with Article 26:

(a) Accessory uses customarily incidental to the principal conditional uses specified in Section 16.32 except as modified in this Article.

(b) Any principal use permitted in Sections 19.22 and 19.23 but only when necessary as an accessory use to a principal use permitted in this Article, and only when located in other than street level floor space; or permitted when occupying street level floor space providing that such use shall be separated from the street by a space occupied or intended to be occupied by uses permitted in Section 16.21, and also separated by a view obscuring wall located across the rear of such permitted uses as specified in Section 16.21.

(c) Accessory offstreet parking spaces within a principal building when such use is over ten (10) percent of the building gross floor area, and when located in other than street level floor space and following review and report and recommendation by both the Commission and Engineering Department concerning impact on adjacent streets and the Central Business District Comprehensive Plan.

Section 8. That Section 17.4 of the Zoning Ordinance (86300), as last amended by Ordinance 94036, is further amended to read as follows:

Section 17.4. Accessory Uses Permitted Outright.

17.41. The following uses:

- (a) Accessory uses customarily incidental to a principal use permitted outright except of a type prohibited in Section 17.7.
- (b) Accessory offstreet loading space.

Section 9. That Section 17.5 of the Zoning Ordinance (86300), as amended by Ordinance 94036, is further amended to read as follows:

Section 17.5. Accessory Conditional Uses.

17.51.

17.52. The following uses permitted when authorized by the Board in accordance with Article 26:

- (a) Accessory uses customarily incidental to principal conditional uses specified in Section 17.32 except as modified in this Article.
- (b) Any principal use permitted outright in Sections 18.23(a), 19.22 and 19.23 but only when necessary as an accessory use to a principal use permitted in this Article.

Section 10. That Section 23.2 of the Zoning Ordinance (86300), as last amended by Ordinance 92059, is further amended to read as follows:

Section 23.2. General Provisions.

23.21. Access and Minimum Dimensions.

(a) Any required offstreet parking facility providing five (5) or less parking spaces shall be developed in accordance with the following:

(1) Each parking space shall be at least eight and one-half (8 1/2) feet in width and nineteen (19) feet in length, exclusive of access drives or aisles. No wall, post, guard rail, or other obstruction which would restrict car door opening shall be permitted within five (5) feet of the center line of a parking space.

(2) Access aisles and driveways shall be not less than eleven (11) feet in width, and shall conform to the minimum turning path width for one-way traffic as shown on Plate III. Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than fifty (50) feet.

(3) Maximum grade curvature of any area used for automobile travel or storage shall not exceed that specified in Plate II.

(b) Any required offstreet parking facility which includes more than five (5) parking spaces shall be developed in accordance with the following. For the purposes of this sub-section, any driveway or approach to a parking area

shall be considered a traffic aisle and shall conform to the aisle width, grade curvature and turning path width requirements of Plates I, II, and III respectively.

- (1) Minimum parking area dimensions shall be provided as shown in Plate I. Minimum turning path widths shall be provided as shown in Plate III. Maximum grade curvature of any area used for automobile travel or storage shall not exceed that specified in Plate II.
 - (2) Adequate ingress to and egress from each parking space shall be provided without moving another vehicle and without backing more than fifty (50) feet. All parking spaces shall be so arranged that ingress and egress is possible without backing over a sidewalk or sidewalk area unless specifically approved as to safety by the City Engineer. All parking spaces shall be internally accessible to one another without re-entering adjoining public streets.
 - (3) Turning and maneuvering space shall be located entirely on private property except that the usable portion of an alley may be credited as aisle space subject to approval as to safety by the City Engineer.
 - (4) No wall, post, or other obstruction which would restrict car door opening shall be permitted within five (5) feet of the center line of a parking space.
- (c) Any required offstreet parking facility providing more than five (5) parking spaces where automobiles are parked solely by attendants employed for that purpose shall have

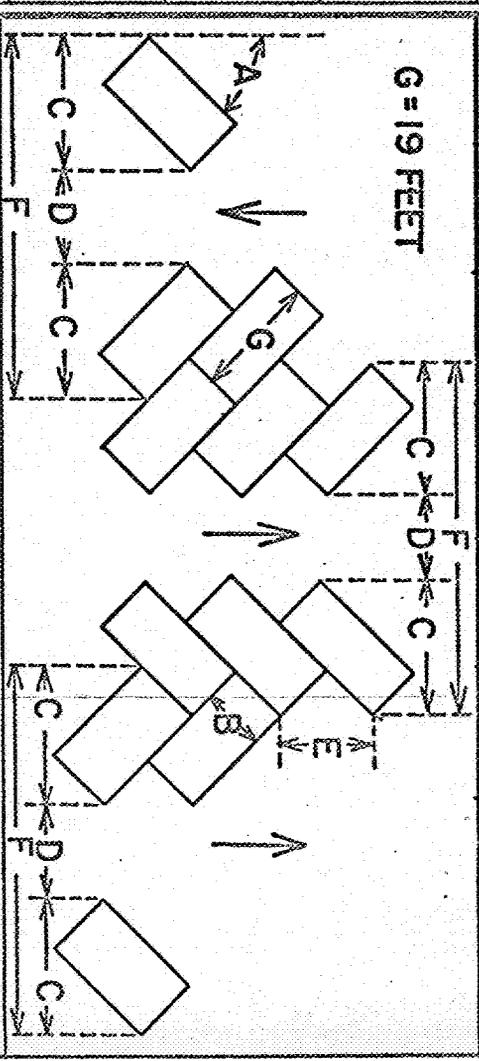
parking spaces at least eight (8) feet in width. The grade curvature of any area used for automobile travel or storage shall not exceed that specified in Plate II, and Plates I and III shall not apply. Should attendant operation be discontinued, the provisions of Section 23.21(b) shall thereafter apply to such facility.

- (d) In cases where the strict application of this ordinance would unreasonably limit full utilization of a site for parking, the Superintendent may authorize a reduction up to three (3) percent of any minimum dimension required in this Section 23.21, except where such reduction would substantially restrict ease of travel or maneuverability of vehicles using the parking facility.

PLATE I | PARKING AREA DIMENSIONS

A PARKING ANGLE	B STALL WIDTH	C STALL DEPTH	D AISLE WIDTH		E CURB LENGTH PER CAR	F (1) UNIT WIDTH	
			1 WAY TRAFFIC	2 WAY TRAFFIC		1 WAY TRAFFIC	2 WAY TRAFFIC
0°	8.5	8.5	12.0	20.0	23.0	29.0	37.0
20°	8.5 9.0 9.5 10.0	14.5 15.0 15.5 15.9	11.0 11.0 11.0 11.0	20.0 20.0 20.0 20.0	24.9 26.3 27.8 29.2	40.0 41.0 42.0 42.8	49.0 50.0 51.0 51.8
30°	8.5 9.0 9.5 10.0	16.9 17.3 17.8 18.2	11.0 11.0 11.0 11.0	20.0 20.0 20.0 20.0	17.0 18.0 19.0 20.0	44.8 45.6 46.6 47.4	53.8 54.6 55.6 56.4
40°	8.5 9.0 9.5 10.0	18.7 19.1 19.5 19.9	12.0 12.0 12.0 12.0	20.0 20.0 20.0 20.0	13.2 14.0 14.8 15.6	49.4 50.2 51.0 51.8	57.4 58.2 59.0 59.8
45°	8.5 9.0 9.5 10.0	19.4 19.8 20.1 20.5	12.5 12.0 12.0 12.0	20.0 20.0 20.0 20.0	12.0 12.7 13.4 14.1	51.3 51.6 52.2 53.0	58.8 59.6 60.2 61.0
50°	8.5 9.0 9.5 10.0	20.0 20.4 20.7 21.0	12.5 12.0 12.0 12.0	20.0 20.0 20.0 20.0	11.1 11.7 12.4 13.1	52.5 52.8 53.4 54.0	60.0 60.8 61.4 62.0
60°	8.5 9.0 9.5 10.0	20.7 21.0 21.2 21.5	17.5 17.0 16.5 16.0	20.0 20.0 20.0 20.0	9.8 10.4 11.0 11.5	58.9 59.0 58.9 59.0	61.4 62.0 62.4 63.0

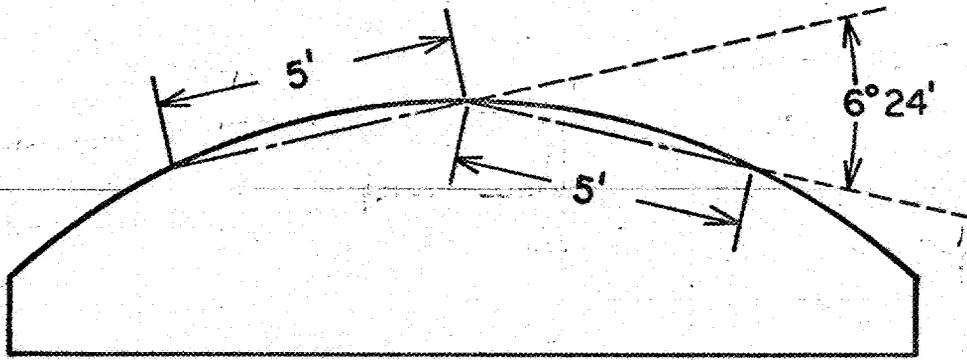
A PARKING ANGLE	B STALL WIDTH	C STALL DEPTH	D AISLE WIDTH		E CURB LENGTH PER CAR	F (1) UNIT WIDTH	
			1 WAY TRAFFIC	2 WAY TRAFFIC		1 WAY TRAFFIC	2 WAY TRAFFIC
70°	8.5 9.0 9.5 10.0	20.8 21.0 21.2 21.2	19.5 19.0 18.5 18.0	20.0 20.0 20.0 20.0	9.0 9.6 10.1 10.6	61.1 61.0 60.9 60.4	61.8 62.0 62.4 62.4
80°	8.5 9.0 9.5 10.0	20.2 20.3 20.4 20.5	23.0 22.0 21.0 21.0	24.0 24.0 24.0 24.0	8.6 9.1 9.6 10.2	63.4 62.6 61.8 61.0	64.4 64.6 64.8 65.0
90°	8.5 9.0 9.5 10.0	19.0 19.0 19.0 19.0	24.0 23.0 22.0 22.0	25.0 24.0 24.0 24.0	8.5 9.0 9.5 10.0	62.0 61.0 60.0 60.0	63.0 62.0 62.0 62.0



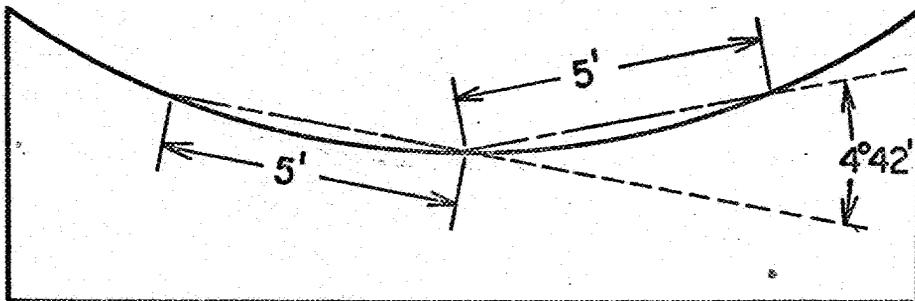
(1) 60 feet may be substituted for required unit width on lots where the available width is in 60 foot whole multiples. 40 feet may be used for a single parking bay (row), at 90° and a two-way traffic aisle when only a single 40 foot lot is available. In both cases a minimum 9-1/2 foot stall width shall be provided.

PLATE
II

MAXIMUM GRADE CURVATURE



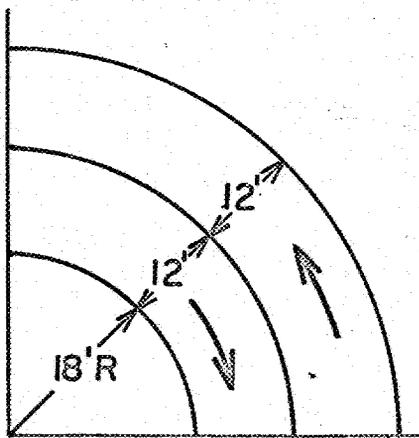
CREST VERTICAL CURVE



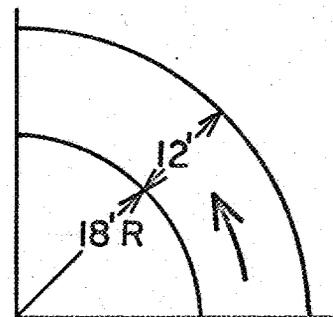
SAG VERTICAL CURVE

PLATE
III

MINIMUM TURNING PATH WIDTHS



2-WAY TRAFFIC



1-WAY TRAFFIC

23.22. Location

- (a) Offstreet parking facilities shall be located as hereinafter specified; where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facilities to the nearest point of the building that such facility is required to serve.
- (1) For single family and duplex dwellings - on the same lot with the building they are required to serve. For townhouse dwellings - not more than two hundred (200) feet from the townhouse dwelling they are required to serve, with connecting permanent pedestrian access.
 - (2) For multiple dwellings - not more than four hundred fifty (450) feet from the building they are required to serve.
 - (3) For houseboats, hospitals, sanitariums, childrens institutions, homes for the retired, nursing and convalescent homes, dormitories, boarding, rooming and lodging houses, community clubs and club rooms, fraternity, sorority and group student houses, not more than six hundred (600) feet from the building they are required to serve.
 - (4) For uses other than those specified above - not over eight hundred (800) feet from the building they are required to serve.
 - (5) No parking space shall be located in a required front yard or in a required side yard abutting upon a street except as provided in Section 22.4.
 - (6) Any parking facility provided in a building and when

not on the same lot with the principal use to which it is accessory shall be considered for bulk regulation purposes, a principal use on the lot on which located.

- (7) When accessory parking space is to be provided on a parcel of land or a lot whether or not contiguous with the parcel or lot which is or will be the site of a principal building, then evidence shall be provided that a covenant has been filed with the King County Auditor, said covenant providing that the area used or to be used for parking accessory to the principal building located elsewhere shall be diverted or converted to no other use as long as the principal building to which the parking is accessory shall continue to exist.

23.23. Units of Measurement.

- (a) In stadiums, sports arenas, churches and other places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty (20) inches of width of such seating facilities should be counted as one seat for the purpose of determining requirements for offstreet parking facilities under this ordinance.
- (b) When a unit of measurement determining the number of required parking spaces results in the requirements of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one parking space.

23.24. Expansions, Enlargements, or Change in Principal Use.

- (a) Whenever any structure is enlarged or expanded, then offstreet parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of Section 23.3; however, no parking spaces need be provided in the case of an enlargement or expansion where the number of parking spaces required for such expansion or enlargement is less than ten (10) percent of the parking spaces specified in Section 23.3 for a similar structure.
- (b) Whenever, on a lot, there is a change in principal use and when the offstreet parking requirement specified in Section 23.3 for the new principal use is greater than the offstreet parking requirement specified for the principal use to be replaced, then offstreet parking spaces shall be provided in the amount of the difference of such requirements.

23.25. Mixed Occupancies.

- (a) In the case of two or more uses in the same building, the total requirements for offstreet parking facilities shall be the sum of the requirements for the several uses computed separately. Offstreet parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as herein-
Section
after specified in / 23.28 for joint use.

23.26. Uses Not Specified.

- (a) In the case of a use not specifically mentioned in Section 23.3, the requirements for offstreet parking facilities shall be determined by the Board. Such determination shall be based upon the requirements for the most

comparable use specified in Section 23.3.

23.27. Cooperative Parking Facility.

Up to fifteen (15%) percent reduction in the number of required parking spaces for four (4) or more separate uses; ten (10%) percent for three (3) separate uses; and five (5%) percent for two (2) separate uses may be authorized by the Superintendent following approval of a plan which complies with the following conditions:

- (a) The plan shall be for a collective parking facility serving two or more buildings or uses developed through voluntary cooperation or under any parking district which may hereafter be provided by law.
- (b) Such collective parking facility shall occupy an area of no less than twenty thousand (20,000) square feet.

23.28. Joint Use.

The Board may authorize the joint use of parking facilities by the following uses or activities under the following conditions:

- (a) Up to fifty (50%) percent of the parking facilities required by this section for a theater, bowling alley, dance hall, bar or restaurant may be supplied by the offstreet parking facilities provided by certain other types of buildings or uses specified in Section 23.28(d).
- (b) Up to fifty (50%) percent of the offstreet parking facilities required by this section for any building or use specified under (d) below may be supplied by the parking facilities provided for uses specified in Section 23.28(e).
- (c) Up to one hundred percent (100%) of the parking facilities required by this Section for a church or for an auditorium

incidental to a public or private or graded school may be supplied by the offstreet parking facilities provided by uses specified in Section 23.28(d).

- (d) For the purposes of this Section, the following uses are considered as day-time uses: banks, business offices, retail stores, personal service shops, household equipment or furniture shops, clothing or shoe repair or service shops, manufacturing or wholesale buildings and other similar primarily day-time uses when authorized by the Board.
- (e) For the purposes of this Section, the following uses are considered as night-time or Sunday uses: auditoriums incidental to a public or private graded school, churches, bowling alleys, dance halls, theaters, bars or restaurants; and other similar primarily night-time uses when authorized by the Board.
- (f) Conditions required for joint use:
- (1) The building or use for which application is being made to utilize the offstreet parking facilities provided by another building or use, shall be located within eight hundred (800) feet of such parking facilities.
 - (2) The applicant shall show that there is no substantial conflict in the principal operating hours of the two buildings or uses for which joint use of offstreet parking facilities is proposed.
 - (3) A properly drawn legal instrument, executed by the parties concerned for joint use of offstreet parking facilities, duly approved as to form and manner

of execution by the Corporation Counsel shall be filed with the Superintendent. Joint use parking privilege shall continue in effect only so long as such an instrument, binding on all parties, remains in force. If such instrument becomes legally ineffective, then parking shall be provided as otherwise required by Article 23.

23.29. Use of Paved Recreation Space for Parking.

The Board may authorize the use of space designed and primarily used for recreation purposes for a portion of the required parking space under the following conditions and others deemed appropriate:

- (a) Such parking areas shall be subject to all locational and development provisions of this Article.
- (b) Such portions of the recreation area to be used for parking shall be paved with a durable, dustless surface.
- (c) Such parking space may be credited only to space requirements of the principal use which it is intended to serve.

Section 11. That Section 23.3 of the Zoning Ordinance (86300), as last amended by Ordinance 92492, is further amended to read as follows:

Section 23.3. Parking Spaces Required:

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

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

AMENDED - OKB
100613
101117
101413

<u>Multiple Dwellings for Low Income Elderly</u>	1 for each 4 <u>dwelling units</u>
<u>Motels</u>	1 for each unit in the <u>motel</u>
<u>Boarding, lodging or rooming houses, fraternity, sorority, or group student houses</u>	1 for each 3 sleeping rooms or for each 6 beds, whichever amount is greater
<u>Hotels</u>	1 for each 4 bedrooms
<u>Hospitals, sanitariums, nursing and convalescent homes</u>	1 for each 2 staff doctors plus 1 for each 5 employees plus 1 for each 6 beds.
<u>Children's institutions, homes for the retired</u>	1 for each 5 employees plus one for each 6 beds
<u>Day Nursery or Nursery School</u>	1 for each 10 children or 1 for each staff member whichever is greater, and 1 passenger loading and unloading space for each 20 children
<u>Theaters, skating rinks, auditoriums, and other indoor places of public assembly</u>	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
<u>Stadiums and outdoor sports arenas or areas</u>	1 for each 10 seats and 1 for each 100 sq. ft. of spectator assembly area not containing seats
<u>Schools, community clubs and community centers</u>	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
<u>Private Clubs</u>	1 for each 200 square feet gross floor area of club building
<u>Churches</u>	1 for each 80 sq. ft. of floor area in the nave not containing fixed seats and for floor area containing fixed seats, 1 for each 8 seats
<u>Libraries and museums</u>	1 for each 250 sq. ft. of floor area open to public
<u>Dance Halls</u>	1 for each 75 sq. ft. of floor area used for dancing
<u>Bowling alleys</u>	5 for each bowling alley

Medical or dental <u>clinics</u>	1 for each 200 sq. ft. of <u>gross floor area</u>
Banks, business or professional offices	1 for each 400 sq. ft. of <u>gross floor area</u>
Offices not providing customer services on the premises	1 for each 800 sq. ft. of <u>gross floor area</u>
Mortuaries or funeral homes	1 for each 100 sq. ft. of floor area of assembly rooms used for service
Pleasure craft moorages	1 for each 2 moorage stalls
Establishments for the sale and consumption on the premises of food and beverages, including fraternal and social clubs:	None for <u>gross floor area</u> under 2000 sq. ft.
having not more than 4,000 sq. ft. of <u>gross floor area</u>	1 for each 200 sq. ft. of <u>gross floor area</u> when in excess of 2000 sq. ft.
having more than 4,000 sq. ft. of <u>gross floor area</u>	20 plus 1 for each 150 sq. ft. of <u>gross floor area</u> in excess of 4000 sq. ft.
Food markets:	None for <u>gross floor area</u> under 2500 sq. ft.
having not more than 7,500 sq. ft. of <u>gross floor area</u>	1 for each 300 sq. ft. of <u>gross floor area</u> when in excess of 2500 sq. ft.
having more than 7,500 sq. ft. of <u>gross floor area</u>	25 plus 1 for each 150 sq. ft. of <u>gross floor area</u> in excess of 7500 sq. ft.
Retail stores, except as otherwise specified herein:	none for <u>gross floor area</u> under 2500 sq. ft.
having not more than 4,000 sq. ft. of <u>gross floor area</u>	1 for each 500 sq. ft. of <u>gross floor area</u> when in excess of 2500 sq. ft.
having more than 4,000 sq. ft. but not more than 20,000 sq. ft. of <u>gross floor area</u>	8 plus 1 for each 300 sq. ft. of <u>gross floor area</u> in excess of 4000 sq. ft.
having more than 20,000 sq. ft. of <u>gross floor area</u>	61 plus 1 for each 150 sq. ft. of <u>gross floor area</u> in excess of 20,000 sq. ft.
Office and household furniture and appliance sales establishments	None for <u>gross floor area</u> under 2500 sq. ft., 1 for each 600 sq. ft. of <u>gross floor area</u> when in excess of 2500 sq. ft.

Motor vehicle or machinery sales, <u>wholesale stores, furniture stores</u>	1 for each 2000 sq. ft. of <u>gross floor area</u>
Manufacturing uses, research and testing laboratories, cream- eries, bottling establishments, bakeries, canneries, printing and engraving shops	1 for each 1000 sq. ft. of <u>gross floor area</u> , except that office space shall provide parking as required for offices
Warehouses and storage buildings	1 for each 2000 sq. ft. of <u>gross floor area</u> , except that office space shall be provided as required for offices.
Freight terminals	1 for each 2000 sq. ft. of <u>gross floor area</u> except that office space shall provide parking as required for offices.
Passenger terminals	1 for each 100 sq. ft. of waiting room space
<u>Heliports: Helistops with scheduled services</u>	1 for each 5 employees; 5 for each touchdown pad
Branch Post Offices	1 space for each 500 sq. ft. of <u>gross floor area</u>
Terminal Post Office	1 space for each 1000 sq. ft. of <u>gross floor area</u>
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

Section 12. That Section 23.4 of the Zoning Ordinance (86300), as last amended by Ordinance 97085, is further amended to read as follows:

AMENDED - ORIN
101296

Section 23.4. General Provisions for Development and Maintenance of Parking Areas for more than five (5) vehicles.

23.41. Parking Areas in B, C, M and I Zones.

In any zone, other than an R zone, a parking area for more than five (5) vehicles shall be developed in accordance with the following requirements:

(a) Border Barricades.

A rail, fence, wall or other continuous barricade of a height sufficient to retain all cars completely within the property shall be provided, except at exit or access driveways, provided however, that screening shall be provided on each side of a parking area which abuts upon or faces across a street, alley, or place any lot in an R zone, in accordance with the provisions of Section 23.42(a).

(b) Entrances and Exits.

The location and design of all entrances and exits shall be subject to the approval of the City Engineer provided that no entrance or exit shall be closer than fifteen (15) feet to any lot located in an RS or RD zone.

(c) Offstreet parking areas shall be surfaced and maintained with a durable and dustless surface consisting of oiled crushed gravel, asphalt or concrete and shall be so graded and drained as to dispose of all surface water. In no case shall drainage be allowed across sidewalks. In the case of a parking area for more than fifteen (15) cars, all surface water shall be discharged directly into a sewer. Surfacing and drainage shall be subject to the approval of the City Engineer. Parking areas surfaced with asphalt or concrete shall have parking stalls marked by painted lines or other durable traffic marking material.

(d) Lighting

Any lighting used to illuminate any required offstreet parking area shall be so arranged as to reflect the light away from adjoining premises in any R zone.

(e) Signs

No sign of any kind, other than one designating entrances, exits or conditions of use, shall be maintained on a parking area on that side which abuts upon or faces any premises situated in any R zone. Such signs shall not exceed eight (8) square feet in area nor shall there be more than one such sign for each entrance or exit.

(f) Internal Landscaping for Large Parking Areas.

In the case of a proposed parking area which exceeds twenty-thousand (20,000) sq. ft. in area, and which abuts upon any premises in any R zone, the Board may require the planting and maintenance of trees within and along the borders of such parking.

23.42. Accessory Parking Areas in R Zones.

In any R zone, a parking area accessory to a permitted use in that zone, and for more than five (5) vehicles, shall be developed in accordance with the following requirements:

(a) Screening

Screening shall be provided on each side of such parking area which abuts upon or faces across a street, alley or place any lot in an R zone, except that no screening is required on any side of a parking area where the elevation of the lot line is six (6) or more feet higher than the finished elevation of the parking surface. A parking area screening shall meet the following conditions:

- (1) It shall be not less than four (4) and not more than six (6) feet in height above the grade of the parking lot surface, but in no case shall be permitted to

constitute a traffic hazard. Such screening shall be maintained in good condition.

(2) It shall not be located in any required yard which abuts upon a street lot line and it shall be maintained in good condition.

(3) Slopes or other areas between the screen or, where such screening is not required, the area devoted to parking and a lot line shall be landscaped with grass, hardy shrubs or evergreen ground cover and shall be maintained in good condition.

(b) Entrance, exits, surfacing, lighting, signs and internal landscaping:

The requirements of Section 23.41(b), (c), (d), (e), (f), shall apply.

(c) Operation.

Except for emergencies, no automobile repair or service of any kind shall be conducted on any such parking area. No charge for use of such parking area shall be made in any R zone except on a weekly or monthly basis, provided that in an RMH 350 Zone, hourly or daily charges may be made.

(d) Review by Board.

Plans for any such parking area, when not located on same lot with principal use, shall be subject to the approval of the Board as a conditional use.

23.43 Conditional Accessory Parking Areas in R Zones.

The following conditions shall apply in any R zone where offstreet parking areas are permitted accessory to a use

in a more intensive zone.

- (a) Such parking area shall abut, by at least fifty (50) feet, either directly or across an alley, upon the lot of the principal use to which the parking area is accessory.
- (b) Such parking area shall be used solely for the parking of private passenger vehicles.
- (c) Such parking area shall be subject to all the requirements of Section 23.42(a), (b), and (c).
- (d) The plan for such parking area shall be reviewed by the Board, who shall hold a public hearing, giving notice of the time, place and purpose of said hearing in the manner prescribed in Section 26.34(a). After the aforesaid plan has been approved by the Board, and by the City Engineer where his approval is required, the Superintendent may issue a permit in accordance therewith, and subject to any additional requirements that may be stipulated by said Board for the protection of adjacent property and in the public interest.
- (e) Any permit issued by the Superintendent may be revoked any time that the aforementioned requirements are not complied with, and any permittee who uses or permits the use of premises to which said permit relates in violation of any of the conditions specified by this section or included in such permit, shall be deemed in violation of this ordinance and shall be subject to the penalty prescribed in Article 30 of this ordinance. Such revocation shall not be construed as a release from the requirements of Section 23.3.

23.44. Conditional Accessory Parking Garages in RMV 150 Zone.

(a) Entrances and Exits.

The location and design of all entrances and exits shall be subject to the approval of the City Engineer provided that no entrance or exit shall be closer than fifteen (15) feet to any lot located in an RS or RD zone.

(b) Landscaping.

Landscaping with grass, hardy shrubs, or evergreen ground cover shall be provided as specified by the Board and shall be maintained in good condition.

(c) Signs.

No sign of any kind, other than one designating entrances, exits or conditions of use, shall be maintained on a parking garage on that side which abuts upon or faces any premises situated in any R zone. Such signs shall not exceed eight (8) square feet in area nor shall there be more than one such sign for each entrance or exit.

(d) Operation.

Except for emergencies, no automobile repair or service of any kind shall be conducted in any such parking garage.

(To be used for all Ordinances except Emergency.)

Section 13. 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 13 day of October, 1970,
and signed by me in open session in authentication of its passage this 13 day of October, 1970.
Charles M. Powell

President of the City Council.

Approved by me this 14 day of October, 1970.
Wm. Uhlman
Mayor.

Filed by me this 14 day of October, 1970.

Attest: *C. E. Johnson*
City Comptroller and City Clerk.

(SEAL)
Published.....

By *J. F. Fenton*
Deputy Clerk.

The City of Seattle--Legislative Department

MR. PRESIDENT:

Date Reported
and Adopted

Your Committee on PLANNING

OCT 13 1970

to which was referred C.B. 90953,

relating to land use and zoning; amending Sections 6.2, 10.2, 12.1, 14A.1, 15.2, 16.4, 16.5, 17.4, 17.5, 23.2, 23.3, and 23.4 of the Zoning Ordinance (86300),

RECOMMENDS THAT THE SAME DO PASS.

Chairman

Phyllis Langhorne Chairman

WCH:rp

10/7/70

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. 99368

was published on October 17, 1970

Subscribed and sworn to before me on
October 17, 1970

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

(Note: RCW 42.28.060 states—"It shall not be necessary for a notary public in certifying an oath to be used in any of the courts in this state, to append an impression of his official seal—")

more from any LOT R ZONE.

(2) Any transmitti
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15.22 USES permitted
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(a) Meeting hall, aud
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ery, printing and pu
establishment.

(b) Automobile and
boat display or sale
lishment, garage for r
pairs, laundry, dry cle
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stering establishment,
pet shop or small anim
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except that domestic
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(c) Animal Hospital
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(a) ADVERTISING
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(b) Commercial p
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(50) feet or more
LOT in an R ZONE

(c) Service stati
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and boat rental esta
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(d) Commercial g
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an R ZONE.

Section 5. That Sect
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amended by Ordinan
further amended to re
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Section 15.4. Ad
USES Permitted Outri
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tablished 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 CON-
VEYANCE shall not exceed
twenty (20) per cent of the
LOT.

No BUILDING shall be
closer than thirty (30) feet
to any other LOT in an RS
or RD ZONE.

(5) No BUILDING shall ex-
ceed one STORY in height
nor shall any single BUILD-
ING be occupied by more
than twenty (20) children.

(3) AN PRINCIPAL BUILD-
INGS shall be located fifty
(50) feet or more from any
other LOT in an RS or RD
ZONE.

(e) HOMES FOR THE RE-
TIRED and NURSING OR CON-
VALESCENT HOMES accom-
modating 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 un-
der 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 greater than
two STORIES in height

(c) Goods sold shall consist
primarily of new merchandise,
except in the case of antique
shops and all goods produced
shall be sold at retail on the
premises where produced.

(d) Not more than five (5)
persons shall be engaged at
any one time in fabricating,
repairing, cleaning or any
other processing of goods in
any establishment except for
food preparation in restau-
rants.

(e) Not more than ten (10)
horsepower shall be employed
in the operation of all ma-
chines used for fabrication, re-
pair or processing of any goods
in any establishment.

(f) Processes and equipment
employed and goods processed
or sold shall be limited to those
which are not objectionable by
reason of odor, dust, smoke,

(c) Service stati
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Section 5. That Sect
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Section 15.4. Ad
USES Permitted Outri
15.41 The followi

CITY NOTICES

ORDINANCE NO. 99068
(Continued from Page Seven)

requirements for offstreet parking facilities under this ordinance.

(b) When a unit of measurement determining the number of required parking spaces results in the requirements of a fractional space, any fraction up to and including one-half (1/2) shall be disregarded and fractions over one-half (1/2) shall require one parking space.

23.24. Expansions, Enlargements, or Change in PRINCIPAL USE.

(a) Whenever any STRUCTURE is enlarged or expanded, then offstreet parking spaces shall be provided for said expansion or enlargement in accordance with the requirements of Section 23.3, however, no parking spaces need be provided in the case of an enlargement or expansion where the number of parking spaces required for such expansion or enlargement is less than ten (10) per cent of the parking spaces specified in Section 23.3 for a similar STRUCTURE.

(b) Whenever, on a LOT, there is a change in PRINCIPAL USE and when the offstreet parking requirement specified in Section 23.3 for the new PRINCIPAL USE is greater than the offstreet parking requirement specified for the PRINCIPAL USE to be replaced, then offstreet parking spaces shall be provided in the amount of the difference of such requirements.

23.25. Mixed Occupancies.

(a) In the case of two or more USES in the same BUILDING, the total requirements for offstreet parking facilities shall be the sum of the requirements for the several USES computed separately. Offstreet parking facilities for one USE shall not be considered as providing required parking facilities for any other USE, except as hereinafter specified in Section 23.23 for joint USE.

23.26. USES Not Specified.

(a) In the case of a USE not specifically mentioned in Section 23.3, the requirements for offstreet parking facilities shall be determined by the BOARD. Such determination shall be based upon the requirements for the most comparable USE specified in Section 23.3.

23.27. Cooperative Parking Facility.

Up to fifteen (15%) per cent reduction in the number of required parking spaces for four (4) or more separate USES; ten (10%) per cent for three (3) separate USES; and five (5%) per cent for two (2) separate USES may be authorized by the SUPERINTENDENT following approval of a plan which complies with the following conditions:

(a) The plan shall be for a collective parking facility serving two or more BUILDINGS or USES developed through voluntary cooperation or under any parking district which may hereafter be provided by law.

(b) Such collective parking facility shall occupy an AREA of no less than twenty thousand (20,000) square feet.

23.28. Joint USE.

The BOARD may authorized

CITY NOTICES

USE

SINGLE FAMILY, DUPLEX DWELLINGS or houseboats

MULTIPLE DWELLINGS, student multiple dwellings

MULTIPLE DWELLINGS FOR LOW INCOME ELDERLY

MOTELS

BOARDING, LODGING OR ROOMING HOUSES, FRATERNITY, SOBORITY, OR GROUP STUDENT HOUSES

HOTELS

HOSPITALS, SANITARIUMS, NURSING AND CONVALESCENT HOMES

CHILDREN'S INSTITUTIONS, HOMES FOR THE RETIRED

DAY NURSERY or NURSERY SCHOOL

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

Stadiums and outdoor sports arenas or areas

Schools, COMMUNITY CLUBS and COMMUNITY CENTERS

Private Clubs

CHURCHES

Libraries and museums

Dance Halls

Bowling alleys

Medical or dental CLINICS

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, including 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 sq. ft. of GROSS FLOOR AREA

having more than 7,500 sq. ft. of GROSS FLOOR AREA

Retail stores, except as otherwise specified herein:

having not more than 4,000 sq. ft. of GROSS FLOOR AREA

having more than 4,000 sq. ft. but not more than 25,000 sq. ft. of GROSS FLOOR AREA

having more than 25,000 sq. ft. of GROSS FLOOR AREA

Office and household furniture and appliance sales establish-

CITY NOTICES

PARKING SPACES REQUIRED

1 for each DWELLING UNIT

1 for each DWELLING UNIT

1 for each 4 DWELLING UNITS

1 for each unit in the MOTEL

1 for each 3 sleeping rooms or for each 6 beds, whichever amount is greater

1 for each 4 bedrooms

1 for each 2 staff doctors plus 1 for each 5 employees plus one for each 6 beds

1 for each 5 employees plus one for each 6 beds

1 for each 10 children or 1 for each staff member whichever is greater, and 1 passenger loading and unloading space for each 20 children

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

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

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 sq. ft. of floor area in the nave not containing fixed seats and for floor area containing fixed seats, 1 for each 3 seats

1 for each 250 sq. ft. of floor area open to public

1 for each 75 sq. ft. of floor area used for dancing

5 for each bowling alley

1 for each 300 sq. ft. of GROSS FLOOR AREA

1 for each 400 sq. ft. of GROSS FLOOR AREA

1 for each 800 sq. ft. of GROSS FLOOR AREA

1 for each 100 sq. ft. of floor area of assembly rooms used for service

1 for each 2 moorage stalls

None for GROSS FLOOR AREA under 2000 sq. ft.

1 for each 200 sq. ft. of GROSS FLOOR AREA when in excess of 2000 sq. ft.

20 plus 1 for each 150 sq. ft. of GROSS FLOOR AREA in excess of 4000 sq. ft.

None for GROSS FLOOR AREA under 2500 sq. ft.

1 for each 800 sq. ft. of GROSS FLOOR AREA when in excess of 2500 sq. ft.

25 plus 1 for each 150 sq. ft. of GROSS FLOOR AREA in excess of 7500 sq. ft.

None for GROSS FLOOR AREA under 2500 sq. ft.

1 for each 500 sq. ft. of GROSS FLOOR AREA when in excess of 2500 sq. ft.

8 plus 1 for each 300 sq. ft. of GROSS FLOOR AREA in excess of 4000 sq. ft.

61 plus 1 for each 150 sq. ft. of GROSS FLOOR AREA in excess of 20,000 sq. ft.

None for GROSS FLOOR AREA under 2500 sq. ft. 1 for each 600 sq. ft. of GROSS FLOOR AREA

CITY NOTICE

following conditions shall in any R ZONE where parking areas are permissory to a USE in a MORTENSIVE ZONE.

(a) Such parking area, but, by at least fifty (50) either directly or across LLEY, upon the LOT of the CIPAL USE to which the area is accessory.

(b) Such parking area used solely for the private passenger vehicle

(c) Such parking area subject to all the requirements of Section 23.42(a), (b).

(d) The plan for such area shall be reviewed by the BOARD, who shall hold hearing, giving notice time, place and purpose, in the manner provided in Section 23.34(a). If aforesaid plan has been approved by the BOARD, and by the Engineer where his approval is required, the SUPERINTENDENT may issue a permit in accordance therewith, and to any additional requirements that may be stipulated by the BOARD for the protection of adjacent property and in the interest.

(e) Any permit issued by the SUPERINTENDENT may be revoked any time that the mentioned requirements are not complied with, and any person who uses or permits the premises to which said permit relates in violation of any conditions specified by this ordinance or included in such permit shall be deemed in violation of this ordinance and shall be subject to the penalty prescribed in Article 39 of this ordinance. Revocation shall not be considered as a release from the provisions of Section 23.3.

23.41. Conditional A PARKING GARAGES in R ZONE.

(a) Entrances and Exits

The location and design of entrances and exits shall be subject to the approval of the Engineer provided that the entrance or exit shall be at least fifteen (15) feet to be located in an RS or RD

(b) Landscaping.

Landscaping with grass, shrubs, or evergreen groves shall be provided as required by the BOARD and shall be maintained in good condition.

(c) Signs.

No sign of any kind, other than one designating entrance or conditions of USE, shall be maintained on a PARKING GARAGE on that side which is upon or faces any premises located in any R ZONE. Such sign shall not exceed eight (8) feet in area nor shall it be more than one such sign per entrance or exit.

(d) Operation.

Except for emergencies, automobile repair or service kind shall be conducted only in such PARKING GARAGE.

Section 13. This ordinance shall take effect and be in force ten days from and after its approval and approval of the Mayor, otherwise it shall be in effect at the time it shall be a law under the provision of the city charter.

Passed by the City Council on the 14th day of October, 1970, and signed by me in open and public authentication of its passage on the 12th day of October, 1970.

CHARLES M. CARRE, President of the City Council

Approved by me this 17th day of October, 1970.