

Perry moved Amendment 6.
The motion carried.

6

12/9/24

Rural Social Services/Health
Care Uses
(PO)

[E. Auzins]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 Beginning on page 263, strike lines 5635 through 5787 and insert:

4 "A. Health care services and residential care services land uses.

SIC #	SPECIFIC LAND USE	A	F	M	RA (1)	UR	R-1	R-4 - R- 8	R- 12 - R- 48	NB	CB	RB	O	I
	HEALTH CARE SERVICES													
801-04	Doctor's Office/Outpatient Clinic				C2	P2 C		P3 P4 C5 C6 C7	P4 P5 C6 C7	P	P	P	P	P
806	Hospital							C2	P8 C2		P	P	C	
807	Medical/Dental Lab										P	P	P	P
808-09	Miscellaneous Health										P	P	P	
*	Social Services				P2 C	P2 C	P2 C	P2 C	P	P	P	P	P	

*	Crisis Care Center				P2 C9	P2 C9	P3 C9	P3 C	P5	P5	P5	P5	P5	P1 0
	RESIDENTIAL CARE SERVICES													
805	Nursing and Personal Care Facilities							P3 C5	P5 C	P5	P	P	P5	
*	Adult Family Home	P	P1 1		P	P	P	P	P	P	P12	P12	P12	
*	Community Residential Facility I				C	C	P13. a C	P13. a C	P	P12	P12	P12	P12	
*	Community Residential Facility II						P13. b	P13. b	P	P12	P12	P12	P12	
*	Permanent Supportive Housing							C14	P15	P15	P15	P15	P15	
*	Recuperative Housing							C16	P16	P16	P16	P16	P16	
*	Emergency Supportive Housing							C16	P16	P16	P16	P16	P16	
*	Emergency Shelter							C16	P16	P16	P16	P16	P16	
*	Microshelter Villages							C17	P17	P17	P17	P17	P17	
*	Safe Parking							C18	P18	P18	P18	P18	P18	
836	Other Residential Care (19)							C	P4 P5 P20 C	P	P	P	P	

5 B. Development conditions.

6 1. Subject to review and approval of conditions to comply with trail corridor
7 provisions of K.C.C. chapter 21A.14.

8 2. Only as a reuse of a public school facility or surplus nonresidential facility
9 subject to K.C.C. chapter 21A.32.

- 10 3. Only in the urban area, as a reuse of a public school facility or surplus
11 nonresidential facility subject to K.C.C. chapter 21A.32.
- 12 4. Outside the urban area, only as a reuse of a public school facility and subject
13 to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant
14 shall hold a community meeting in accordance with K.C.C. 20.20.035.
- 15 5. Only in the urban area.
- 16 6. Outside of the urban area, only as a reuse of a surplus nonresidential facility
17 subject to K.C.C. chapter 21A.32.
- 18 7. Outside of the urban area, subject to the requirements in K.C.C. 21A.12.250.
- 19 8. Only in the R-24 and R-48 zones, and limited to SIC Industries 8063-
20 Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.
- 21 9.a. Not allowed in the RA-2.5, RA-10, or RA-20 zone;
22 b. Only allowed on lots of at least four and one-half acres;
23 c. Located within one mile of an interstate highway; and
24 d. Limited to sixteen beds.
- 25 10. Only allowed in the Preston Industrial Area.
- 26 11. In the forest production district, the following conditions apply:
27 a. Site disturbance shall be limited to three acres. Site disturbance shall mean
28 all land alterations including, but not limited to, grading, utility installation, landscaping,
29 clearing for crops, on-site sewage disposal systems, and driveways. Additional site
30 disturbance for agriculture, including raising livestock, up to the smaller of thirty-five
31 percent of the lot or seven acres, may be approved only if a farm management plan is
32 prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on
33 the area devoted to animal care and not the total area of the lot;

34 b. A forest management plan shall be required in the forest production district,
35 that shall be reviewed and approved by the King County department of natural resources
36 and parks before building permit issuance; and

37 c. The forest management plan shall incorporate a fire protection element that
38 includes fire safety best management practices developed by the department.

39 12. Only as part of a mixed-use development subject to the conditions of K.C.C.
40 chapter 21A.14, except in the rural area outside of rural towns on historic properties listed
41 in the National Register of Historic Places or designated as a King County landmark.

42 13.a. Limited to domestic violence shelter facilities.

43 b. Limited to domestic violence shelter facilities with no more than eighteen
44 residents and staff.

45 14. Subject to the following standards:

46 a. Allowed only in the urban area;

47 b. Located on the same site as a religious facility, public agency, or social
48 services use; and

49 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and
50 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.

51 15. Subject to the following standards:

52 a. Allowed only in the urban area;

53 b. Only as part of a mixed-use development subject to the conditions of K.C.C.
54 chapter 21A.14, except in the rural area outside of rural towns on historic properties listed
55 in the National Register of Historic Places or designated as a King County landmark; and

56 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and
57 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.

- 58 16. Subject to the following standards:
- 59 a. Allowed only in the urban area;
- 60 b. In the R-4 through R-8 zones, only when located on the same site as a
61 religious facility, public agency, or social service use;
- 62 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E, and
63 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140; and
- 64 d. The application shall include:
- 65 (1) A description of the staffing and operational characteristics, including
66 sanitation and basic safety measures required for the facility;
- 67 (2) Occupancy policies, including a description of the population to be served
68 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
69 behavior;
- 70 (3) A plan for managing the exterior appearance of the site, including keeping
71 the site litter free;
- 72 (4) A plan for addressing reported concerns and making this information
73 publicly available, including a phone number, email, and point of contact at the site of the
74 facility for the community to report concerns;
- 75 (5) A plan for outreach with surrounding property owners and residents
76 addressing items such as noise, smoking areas, parking, security procedures, and litter;
77 and
- 78 (6) Plans and narrative documenting compliance with all applicable codes,
79 including:
- 80 (a) an elevation of the building or buildings to be occupied;
- 81 (b) a floor plan that describes the capacities of the buildings for the uses

82 intended, room dimensions, and a designation of the rooms to be used for nonambulatory
83 residents, if any; and

84 (c) a site plan showing property lines, buildings, driveways, parking, fences,
85 storage areas, gardens, recreation areas, and site improvements.

86 17. Subject to the following standards:

87 a. Allowed in the urban area;

88 b. In the R-4 through R-8 zones, only when located on the same site as a
89 religious facility, public agency, or social service use;

90 c. Exempt from landscaping requirements in K.C.C. chapter 21A.16 except as
91 required by this section, bicycle parking requirements in K.C.C. 21A.18.030.E., and
92 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140;

93 d. The application shall include:

94 (1) A description of the staffing and operational characteristics, including
95 sanitation and basic safety measures required for the facility;

96 (2) Occupancy policies, including a description of the population to be served
97 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
98 behavior;

99 (3) A plan for managing the exterior appearance of the site, including keeping
100 the site litter free;

101 (4) A plan for addressing reported concerns and making this information
102 publicly available, including a phone number, email, and point of contact at the site of the
103 facility for the community to report concerns;

104 (5) A plan for outreach with surrounding property owners and residents
105 addressing items such as noise, smoking areas, parking, security procedures, and litter;

106 and

107 (6) Plans and narrative documenting compliance with all applicable codes,

108 including:

109 (a) an elevation of the building or buildings to be occupied;

110 (b) a floor plan that describes the capacities of the buildings for the uses

111 intended, room dimensions, and a designation of the rooms to be used for nonambulatory

112 residents, if any; and

113 (c) a site plan showing property lines, buildings, driveways, parking, fences,

114 storage areas, gardens, recreation areas, and site improvements;

115 e. A setback of ten feet shall be along any property line adjoining a UR or R

116 zone; and

117 f. The use shall be buffered with:

118 (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or

119 (2) a six-foot high, view-obscuring fence.

120 18. Subject to the following standards:

121 a. Allowed in the urban area;

122 b. In the R-4 through R-8 zones, only when located on the same site as a

123 religious facility, public agency, or social services use;

124 c. Exempt from landscaping requirements in K.C.C. chapter 21A.16 except as

125 required by this section, bicycle parking requirements in K.C.C. 21A.18.030.E., and

126 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140;

127 d. The application shall include:

128 (1) A description of the staffing and operational characteristics, including

129 sanitation and basic safety measures required for the facility;

130 (2) Occupancy policies, including a description of the population to be served
131 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
132 behavior;

133 (3) A plan for managing the exterior appearance of the site, including keeping
134 the site litter free;

135 (4) A plan for addressing reported concerns and making this information
136 publicly available, including a phone number, email, and point of contact at the site of the
137 facility for the community to report concerns;

138 (5) A plan for outreach with surrounding property owners and residents
139 addressing items such as noise, smoking areas, parking, security procedures, and litter;
140 and

141 (6) Plans and narrative documenting compliance with all applicable codes,
142 including:

143 (a) an elevation of the building or buildings to be occupied;

144 (b) a floor plan that describes the capacities of the buildings for the uses
145 intended, room dimensions, and a designation of the rooms to be used for nonambulatory
146 residents, if any; and

147 (c) a site plan showing property lines, buildings, driveways, parking, fences,
148 storage areas, gardens, recreation areas, and site improvements;

149 e. A setback of ten feet shall be along any property line adjoining a UR or R
150 zone;

151 f. The use shall be buffered with:

152 (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or

153 (2) a six-foot high, view-obscuring fence;

154 g. When safe parking is located on a site with an established primary use, the
155 director may reduce the minimum number of on-site parking spaces consistent with
156 K.C.C. chapter 21A.18;

157 h. A safe parking site shall provide restroom and potable water access within
158 the buildings or portable facilities and handwashing stations on the property; and

159 i. If recreational vehicles are hosted at the safe parking site, provision shall be
160 made for potable water and for proper disposal of grey water and black water waste from
161 the vehicles.

162 19. Excluding residential care uses classified elsewhere in this chapter.

163 20. Only in a rural town, as a reuse of a surplus nonresidential facility and
164 subject to K.C.C. chapter 21A.32. Before filing an application with the department, the
165 applicant shall hold a community meeting in accordance with K.C.C. 20.20.035."

166

167 **EFFECT prepared by E. Auzins:** This amendment would modify the allowances for the
168 following uses:

169

170 **Doctor's Office/Outpatient Clinic:**

- 171 - Add back community meeting requirement when a doctor's office/outpatient
172 clinic is a reuse of a public school facility in the R-4 to R-48 zones in a rural
173 town, where it would also be allowed a Permitted use.
- 174 - Add back requirement that doctor's office/outpatient clinics in the R-4 to R-48
175 zones outside of the urban area comply with K.C.C. 21A.12.250 (which would no
176 longer be repealed), which requires:
 - 177 o The use to be within ¼ mile of a rural town, unincorporated activity
178 center, community business center or neighborhood business center and
179 less than one mile from another commercial establishment;
 - 180 o To be located either in an existing single detached residence, or in a
181 mixed-use development where 100% of the units are affordable to
182 households with incomes at or below 60% AMI and on-site supportive
183 services are provided;
 - 184 o Maximum on-site parking is 2 spaces per 1,000 square feet and required
185 parking is not located between the building and the street;
 - 186 o Sign and landscaping requirements are met.

187

188 **Nursing and Personal Care Services:**

- 189 - Removes an allowance for nursing and personal care facilities to be a Permitted
- 190 use in the R-12 through R-48, NB, and O zones when outside the urban area.
- 191 - Adds back conditional use permit option for nursing and personal care facilities in
- 192 the R-12 through R-48 zones.
- 193 - Removes an allowance for nursing and personal care facilities to be allowed in the
- 194 R-4 through R-8 zones outside the urban area.

195
196 **Other Residential Care:**

- 197 - Adds back an existing allowance for other residential care uses in the R-12
- 198 through R-48 zones in a rural town:
 - 199 o As a permitted use, either as a reuse of a public school facility or surplus
 - 200 nonresidential facility, and with a preapplication community meeting; or
 - 201 o With a CUP.

202
203 **COMPARISON SUMMARY**

204
205 **Doctor's Office/Outpatient Clinic**

206
207 **Executive's transmittal and existing code**

208 **K.C.C. 21A.08.050, General Services Land Uses - Page 197, line 4175**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
801-04	Office/ Outpatient Clinic				P12 C13a	P12 C13a	P12 C13a C37	P12 C13a C37	P	P	P	P	P

209
210 *12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.*

211 *Before filing an application with the department, the applicant shall hold a community*

212 *meeting in accordance with K.C.C. 20.20.035.*

213 *13.a. Except as otherwise provided in subsection B.13.b. of this section, only as*

214 *a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.*

215 *b. Allowed for a social service agency on a site in the NB zone that serves*

216 *transitional or low-income housing located within three hundred feet of the site on which*

217 *the social service agency is located.*

218 *c. Before filing an application with the department, the applicant shall hold a*

219 *community meeting in accordance with K.C.C. 20.20.035.*

220 *37. Not permitted in R-1 and subject to the additional requirements in K.C.C.*

221 *21A.12.250.*

222
223 **Council Staff Comments:** For Office/Outpatient Clinic and Hospital uses, the table

224 identifies development condition 13.a. Subs b. and c. in development condition 13 do

225 not apply to these uses.

226
227 **Striking Amendment S1**

228 **K.C.C. 21A.08.xxx, Health Care Services and Residential Care Services Land Uses - Page 263, line 5635**

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
801-04	Doctor's Office/ Outpatient Clinic				C1	P1 C		P1 C	P	P	P	P	P	P

229 *1. Only as a reuse of a public school facility or surplus nonresidential facility*
 230 *subject to K.C.C. chapter 21A.32.*

231 *19. Subject to review and approval of conditions to comply with trail corridor*
 232 *provisions of K.C.C. chapter 21A.14.*
 233

234 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (1)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
801-04	Doctor's Office/ Outpatient Clinic				C2	P2 C		P3 P4 C5 C6 C7	P4 P5 C6 C7	P	P	P	P	P

235 *1. Subject to review and approval of conditions to comply with trail corridor*
 236 *provisions of K.C.C. chapter 21A.14.*

237 *2. Only as a reuse of a public school facility or surplus nonresidential facility*
 238 *subject to K.C.C. chapter 21A.32.*

239 *3. Only in the urban area, as a reuse of a public school facility or surplus*
 240 *nonresidential facility subject to K.C.C. chapter 21A.32.*

241 *4. Only in a rural town, as a reuse of a public school facility and subject to*
 242 *K.C.C. chapter 21A.32. Before filing an application with the department, the applicant*
 243 *shall hold a community meeting in accordance with K.C.C. 20.20.035.*

244 *5. Only in the urban area.*

245 *6. Outside of the urban area, only as a reuse of a surplus nonresidential facility*
 246 *subject to K.C.C. chapter 21A.32.*

247 *7. Only in a rural town, subject to the requirements in K.C.C. 21A.12.250.*
 248

249 **Effect:**

- 250 - Add back community meeting requirement when a doctor's office/outpatient
- 251 clinic is a reuse of a public school facility in the R-4 to R-48 zones in a rural
- 252 town, where it would also be allowed a Permitted use.
- 253 - Add back requirement that doctor's office/outpatient clinics in the R-4 to R-48
- 254 zones in a rural town comply with K.C.C. 21A.12.250 (which would no longer be
- 255 repealed), which requires:
 - 256 ○ The use to be within ¼ mile of a rural town, unincorporated activity
 - 257 center, community business center or neighborhood business center and
 - 258 less than one mile from another commercial establishment;
 - 259 ○ To be located either in an existing single detached residence, or in a
 - 260 mixed-use development where 100% of the units are affordable to
 - 261 households with incomes at or below 60% AMI and on-site supportive
 - 262 services are provided;
 - 263 ○ Maximum on-site parking is 2 spaces per 1,000 square feet and required
 - 264 parking is not located between the building and the street;
 - 265 ○ Sign and landscaping requirements are met.

267
 268 **Nursing And Personal Care Services**
 269

270 **Executive's transmittal and existing code**
 271 **K.C.C. 21A.08.050, General Services Land Uses - Page 197, line 4175**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
805	Nursing and Personal Care Facilities							C		P	P		

272
 273 **Striking Amendment S1**
 274 **K.C.C. 21A.08.xxx, Health Care Services and Residential Care Services Land Uses - Page 263, line 5635**

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
805	Nursing and Personal Care Facilities							P1 C	P	P	P	P	P	

275 *1. Only as a reuse of a public school facility or surplus nonresidential facility*
 276 *subject to K.C.C. chapter 21A.32.*

277
 278 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (1)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
805	Nursing and Personal Care Facilities							P3 C5	P5 C	P5	P	P	P5	

279
 280 *3. Only in the urban area, as a reuse of a public school facility or surplus*
 281 *nonresidential facility subject to K.C.C. chapter 21A.32.*
 282 *5. Only in the urban area.*

284 **Effect:**

- 285 - Removes an allowance for nursing and personal care facilities to be a Permitted
- 286 use in the R-12 through R-48, NB, and O zones when outside the urban area.
- 287 - Adds back conditional use permit option for nursing and personal care facilities in
- 288 the R-12 through R-48 zones.
- 289 - Removes an allowance for nursing and personal care facilities to be allowed in the
- 290 R-4 through R-8 zones outside the urban area.

292 **Other Residential Care**

293
 294 **Executive's transmittal and existing code**
 295 **K.C.C. 21A.08.050, General Services Land Uses - Page 197, line 4175**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P	P	P	P	

296 *2. Except SIC Industry Group Nos.:*
 297 *a. 835-Day Care Services, and*
 298 *b. Community residential facilities.*

299 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
 300 Before filing an application with the department, the applicant shall hold a community
 301 meeting in accordance with K.C.C. 20.20.035.

302 13.a. Except as otherwise provided in subsection B.13.b. of this section, only as
 303 a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

304 b. Allowed for a social service agency on a site in the NB zone that serves
 305 transitional or low-income housing located within three hundred feet of the site on which
 306 the social service agency is located.

307 c. Before filing an application with the department, the applicant shall hold a
 308 community meeting in accordance with K.C.C. 20.20.035.

309 31. Subject to review and approval of conditions to comply with trail corridor
 310 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

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 312
 313

Striking Amendment S1

K.C.C. 21A.08.xxx, Health Care Services and Residential Care Services Land Uses - Page 263, line 5635

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
836	Other Residential Care (14)							C	P	P	P	P	P	

314 14. Excluding residential care uses classified elsewhere in this chapter.

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Council Staff Comments: In Striking Amendment S1, "other residential care" in SIC 836 is broken out from the main "social service" use in SIC Major Group 83 due to the broad category of uses covered under this major group and the similarities between SIC 836 and other uses under the "residential care" grouping in this table.

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA (1)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
836	Other Residential Care (19)							C	P4 P5 P20 C	P	P	P	P	

322 4. Only in a rural town, as a reuse of a public school facility and subject to
 323 K.C.C. chapter 21A.32. Before filing an application with the department, the applicant
 324 shall hold a community meeting in accordance with K.C.C. 20.20.035.

325 5. Only in the urban area.

326 19. Excluding residential care uses classified elsewhere in this chapter.

327 20. Only in a rural town, as a reuse of a surplus nonresidential facility and
 328 subject to K.C.C. chapter 21A.32. Before filing an application with the department, the
 329 applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

330
 331

Effect:

- 332 - Adds back an existing allowance for other residential care uses in the R-12
- 333 through R-48 zones in a rural town:
 - 334 o As a permitted use, either as a reuse of a public school facility or surplus
 - 335 nonresidential facility, and with a preapplication community meeting; or
 - 336 o With a CUP.