



I. Dean Mosier, Director
Charles Royer, Mayor

December 21, 1982

Application #81139-0055

NORTH QUEEN ANNE SUAC
Zoning Criteria and Permitted Uses

Section 1. Intent

The following zoning criteria and permitted uses were recommended by the North Queen Anne School Use Advisory Committee (SUAC), approved by the Director of the Department of Community Development (DCD), and are intended for the reuse of North Queen Anne School located at 2919 - 1st Avenue West.

Section 2. Uses permitted at North Queen Anne School

- a. Day-care centers.
- b. Preschools.
- c. Public or private schools.
- d. Educational and vocational training for the disabled.
- e. Adult evening education classes.
- f. Nonprofit libraries.
- g. Community centers.
- h. Community programs for the elderly.
- i. Community health clinic.
- j. Community cultural activities, including theatre, dance and folk groups.
- k. Administrative offices of civic, social service, government and religious organizations.
- l. Nonprofit agencies providing community services excluding drug, alcohol or criminal rehabilitation.
- m. Community fund-raising activities
- n. Private hall.
- o. Educational classes including public and private college, university, technical school, arts and crafts school, trade or business school, adult community school, job seminars, exercise classes, or similar uses.
- p. Professional offices or other offices with limited numbers of walk-in customers or traffic.
- q. Professional performing arts groups.
- r. Church.
- s. Artist studio.
- t. On-site maintenance caretakers.
- u. Nonhazardous storage requiring infrequent traffic.

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- v. Nonhazardous light research facilities.
- w. Museum.
- x. Food preparation, catering and cafeteria services including commercial purposes.
- y. Cottage-type light manufacturing and assembly.

Section 3. Parking

- a. Off-street spaces for all building users will be provided by use of the existing on-site parking and/or playground areas.
- b. The parking ratios of number of stalls per each type of user shall comply with the requirements of Zoning Code Section 24.64.120 (as amended). Day and night users may use the same parking spaces provided that the hours of usage do not conflict.
- c. The Seattle School District or its authorized agent will prepare a parking plan to identify the following: the areas designated for parking, the approximate number of parking spaces and the vehicular access to the site for all building tenants and users.

Section 4. Signs

- a. A sign of no more than thirty-two (32) square feet may be located on the site. If the sign is illuminated, it shall be shielded so that direct rays from the light are not visible except on the lot where the sign is located.
- b. Flashing and neon signs are excluded.
- c. Signs may be freestanding.
- d. No tenant shall have any sign in the window(s) identifying their occupancy.
- e. Signs of five (5) square feet or less will be placed to direct users to on-site parking.

Section 5. Maintenance and Operation

- a. The property shall be managed, operated and maintained to preserve the peace and character of the surrounding neighborhood.
- b. If a petition signed by fifty (50) or more community residents concerned about building or groups use is presented to the School District, then the School District must hold a public hearing to discuss the issue.

Section 6. Other Requirements

All other requirements for the reuse and occupation of North Queen Anne School shall be governed by existing zoning and building code regulations.