

UNIVERSITY HEIGHTS  
SCHOOL USE ADVISORY COMMITTEE

Zoning Criteria, Permitted Uses and  
Conditions for Use

(Approved by the SUAC Committee, subject to final approval by the Director of Department of Construction and Land Use)

Recommendations have been developed by the University Heights School Use Advisory Committee for the University Heights School located at 5031 University Way Northeast.

I. CRITERIA

The committee recommends the following criteria:

- A. To encourage tenants and uses which would make reuse of the building as a public school easily accomplished with a minimum of delay and cost.
- B. To encourage the use of the building as a center for the community with priority use given to the University District community; to serve individuals of all ages and backgrounds and for innovative learning and cultural development for adults and children including the disabled community.
- C. To encourage child-oriented uses of the building and to preserve the current play area.
- D. To encourage uses which will preserve the historical perspectives of the building with special emphasis on City historically designated portions as per ordinance.
- E. To encourage evening uses which will promote safety and discourage vandalism and use of grounds for illegal activities.
- F. To encourage parking on land area which is currently used for parking and limit future parking on the site to an area of equivalent size to the current parking area.
- G. To encourage use of the auditorium on an occasional basis by members of the general public including but not limited to community, cultural and educational groups depending on the space availability.
- H. To limit retail sales and service uses as accessory to principal uses. These accessory uses may include but are not limited to outdoor cafes, coffee shops, arts and crafts sales, flea markets, etc.

## II. PERMITTED USES

The committee has determined that permitted uses include but are not limited to the following list. Uses not listed may be permitted if they meet the criteria and conditions identified in this report and also meet all applicable zoning and building code requirements. The committee recognizes that some of the following uses are permitted outright by the Land Use Code, and through the SUAC process reiterates its interest and acceptance of those uses. The committee also emphasizes the inclusion of the disabled community in all aspects of permitted use.

### Educational Uses

elementary, secondary, or K-12 school for regular or special populations including attendant therapeutic activities but excluding drug and alcohol treatment programs and overnight accommodations. (schools must also comply with SSD desegregation policies)

preschools  
college or university classes  
vocational, fine arts, or business schools  
lecture hall  
institute for advanced study  
library

### Community/Human Services Uses

day care for children or adults  
community center of community club  
recreational and athletic programs  
fundraising as an accessory use only  
neighborhood playground  
polling place and voter registration  
children's programs (preschool, coop nursery, well-baby clinic)

### Cultural Uses

professional, amateur, or nonprofit cultural activities such as dance, art, drama, and music performances.  
public exhibit display space  
museum  
artist's studios for art, dance, music

### Permitted Uses "with limitations"

- Nonresidential public health uses with education emphasis.
- Nonprofit agencies providing community services and good delivery (services and goods compatible with learning center goals).
- Professional offices (compatible with educational theme).

- Recycling collection station to be placed adjacent to the parking area and allow the size to be up to 200 square feet with screening.
- Auditorium use be on an occasional-use basis by the general public.
- Retail sales only as accessory to a principal use tenant.
- Cinema limited to two screens on a continuous basis.

III. PARKING

Parking is to be allowed on land area which is currently used for parking and to limit future parking on the site to an area of equivalent size to the current parking area which is approximately 50 parking spaces.

IV. FACILITY MAINTENANCE, SIGNS AND NOISE

- A. Tenants shall keep the building and grounds well maintained, clean and litter free.
- B. Tenants shall make every effort to ensure that noise levels do not exceed those which are appropriate or expected in a residential neighborhood, pursuant to the Seattle noise and pollution control ordinances. Unavoidable loud noises (due to construction, maintenance activities, alarm testing, etc.) shall be restricted to business hours (8 am to 6 pm) as much as possible.
- C. Signs will be limited to the main building entrance which faces University Way. All other entrance signs shall be limited to building identification and directional signs. 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.
- D. Freestanding signs will be encouraged and limited in size to not exceed thirty-two square feet (32 sq. ft.) and shall not be more than five feet (5'0") in height.
- E. Signs shall be well constructed with a professional appearance. Signs which are flashing, neon, rotating, backlit, or changing image are prohibited.

V. OTHER REQUIREMENTS

All other requirements for the reuse and occupation of University Heights School shall be governed by existing land use and building code requirements.

VI. OTHER CONCERNS

The committee recognizes that the following is not applicable to zoning but there is an interest in the following:

- that evening classes be encouraged; and
- that a community committee be developed to continue work with the School District.

H&ND  
86.14