

Conditional Use: Type II Daycare

PUBLIC HEARING PROCESS

WHAT IS THE THRESHOLD NUMBER OF PEOPLE SERVED TO BE CONSIDERED A TYPE II DAY CARE FACILITY?

Day care nurseries and adult day care are allowed by conditional use when more than 12 children or adults are to be cared for at one time, subject to the following provisions:

- A. A minimum site area of 7,200 square feet is required for 13 children or adults, and an additional 400 square feet of site area is required for each additional child or adult to be cared for.
- B. Direct access to a designated and developed arterial street shall be required.
- C. A minimum of one off-street parking space for each 10 children or adults cared for plus one for each employee on duty shall be required, provided no parking shall be located within required yards.
- D. Buildings, structures and landscaping shall be of a character which is appropriate for the area.
- E. For day care nurseries, outdoor play areas shall be provided with a minimum of 75 square feet in area for each child using the area at one time, and shall be completely enclosed by a solid barrier such as a berm, wall or fence, with no openings except for gates, and having a minimum height of six feet, to minimize visual and noise impacts and prevent trespassing on adjacent residentially classified properties.
- F. The hours of operation may be restricted to assure compatibility with surrounding development.

Questions?

For more information, please contact the Planning Department
aplanner@cityofflp.com
206-957-2837

Access to Information

Electronic versions of all forms, permits, applications, and codes

are available on the Lake Forest Park website:

<http://www.cityofflp.com/>

Paper copies of all of the above are available at City Hall:
17425 Ballinger Way Northeast, Lake forest Park, WA 98155

WHAT ARE THE UNDERLYING REQUIREMENTS FOR TYPE II DAY CARE FACILITY PROPOSALS?

- The conditional use review process takes approximately 120 days. The process begins with submittal of a conditional use application and payment of the application fee. A pre-application meeting is required prior to official intake.
- Site plan required. For purposes of determining conformance with the criteria, conditions, and requirements contained herein, a site plan showing:
 - Location and use of all buildings, including sketches to scale showing the building elevations; and
 - Location and amount of off-street parking areas, location and adequacy of ingress to and egress from parking areas, any traffic and pedestrian improvements; and
 - All Environmentally Critical Areas; and
 - Existing and proposed landscaping; and
 - Location of proposed drainage facilities; and
 - Exterior lighting plans, and location of signs.
- Maximum land coverage by all conditional use structures shall be no more than 35 percent of the lot area, unless otherwise specified.
- All conditional use sites must have adequate screening and landscaping, subject to the regulations of Chapter [18.62](#) LFPMC (see page 3 of this help topic for details).
- All lighting provided to illuminate any exterior area or building shall be so arranged as to direct light away from adjoining premises and public thoroughfares.



CONDITIONAL USES IN GENERAL MUST MEET THE FOLLOWING CRITERIA (LFPMC 18.54.030):

- A. The proposed use is consistent with the policies and goals of the comprehensive plan;
- B. The proposed use is not materially detrimental to other property in the neighborhood;
- C. The proposed use will supply goods or services that will satisfy a need of the community;
- D. The proposed use is designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property;
- E. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property;
- F. Any requested modifications to the standards of the underlying zoning shall require a variance and be subject to mitigation to minimize or remove any impacts from the modification;
- G. The proposed use is not in conflict with the health and safety of the community;
- H. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;
- I. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;
- J. The applicant's past performance regarding compliance with permit requirements and conditions of any previously issued land use permit including building permits, conditional uses or variances, shall be considered before approving any new permit.

SCREENING & LANDSCAPING REQUIREMENTS FOR CONDITIONAL USE (Chapter 18.62 LFPMC)

A site plan of the proposed landscaping and screening shall be submitted and approved by the planning department prior to the approval of development permit.

Landscaping of perimeter of lot.

The perimeter of a lot, or development site, shall be landscaped to a depth of six feet

from the property line or the perimeter of the development site and be maintained as a sight screen in accordance with this chapter, except where fencing rules take effect (see below).

Fencing.

There shall be allowed a decorative solid fencing on the perimeter with planting of three feet in depth on the public right-of-way sides of the fencing.

Landscaping of street frontages.

Street frontages, except driveways and pedestrian walks within the property, shall be landscaped with evergreen shrubs or a combination of lawn, evergreen or deciduous shrubs and trees, and perennial or annual flowers to create and maintain a maximum residential character.

Minimum requirements.

Landscaped areas shall consist of a variety of trees, shrubs and plants that shall cover at least 75 percent of the ground contained in the landscape areas. At least one tree shall be required for every 250 square feet of landscaped area. A minimum of 30 percent of the landscaping and trees shall consist of evergreen/conifer species. Use of native and drought tolerant species are encouraged.

Traffic visibility.

Sight screening at all intersections between streets, between streets and alleys, and between streets and driveways shall not obstruct sight within 15 feet of the intersection. However, a perimeter screen shall be required to a height of no more than 40 inches within the 15-foot setback from the intersection.

Maintenance.

Shrubs and trees in the landscaping and screening shall be maintained in a healthy growing condition. Dead or dying trees or shrubs shall be replaced immediately and the planting area shall be maintained reasonably free of weeds and trash.

DISCLAIMER: The information included herein is meant to provide general information and guidance on code requirements and procedures in accordance with the Lake Forest Park Municipal Code and is not intended to be all inclusive. Interested parties should always verify current requirements with the City Planning & Building Department.