

18.43.070 Day Care Center (15 or more)

- A. **Purpose.** The purpose of this section is to establish standards for *day care centers for children* in the "RE" and "RS" districts. The intent is to ensure that the facility is compatible with the surrounding neighborhood. To this end, it should be noted that such facilities located on collector or arterial streets and/or are in conjunction with an approved religious, school, or other quasi-public or public facility are generally more appropriate than other sites within a neighborhood. The Planning Commission may place requirements on such centers that exceed those listed in this section as necessary to ensure compatibility with the neighborhood. Where sufficient compatibility cannot be achieved, applications may be denied.
- B. **Development Standards.**
1. **Minimum Lot Size.** 20,000 square feet.
 2. **Minimum Lot Frontage.** 80 feet.
 3. **Maximum Building Height.** 22 feet (limited to one story).
 4. **Sky Plane.** Applies at all interior property lines (see Section 18.40.150).
 5. **Buffer Yards.** Applies at all interior property lines based on the standards established for "Office Adjacent to Residential" (see Section 18.40.020).
 6. **Building and Parking Setbacks.** Front and street side—15 feet; interior side—10 feet; front and street side yards, except driveways, shall be intensively landscaped.
 7. **Outdoor Activity Area.** A usable on-site outdoor activity (playground) area appropriate to the needs of the children under care shall be provided.
 8. **Compatibility of Appearance.** The building and grounds shall replicate a single-family residential style to the greatest extent feasible. The Planning Commission shall have significant latitude in requiring conformance with this provision.
 9. **Off-Street Parking and Loading.** To ensure that sufficient parking is provided on-site, the following requirements shall apply: one parking space for every 10 children, plus one space for each teacher/employee, plus 2 clearly marked loading spaces.
 10. **Hours of Operation.** Normal hours of operation shall be limited to 7:30 a.m. to 6:30 p.m. Monday through Friday. The Planning Commission may consider other operating hours with approval of the use permit.
 11. **Applicable Codes.** The facility shall meet all health, fire, and building codes applicable to its operation.
 12. **License and Permit.** The facility shall be State-licensed, and a permit to operate shall be provided to the City.