

Play Area and Parking

14 Children

1320 to 1420 sq ft of gross play area with or without the garage

(1) For 14 Children there is approximately 94.2 and w/o the garage 101.4 sq ft of play space 1050 sq is required and therefore this meets code for a family daycare center and there is approximately an excess of 270 to 370 square feet per child

(2) For 20 Children which staff recommended there is 1320 to 1420 sq ft of gross play area with or without the garage

There is approximately 66 to 71 sq feet of gross play area per child

The total required by the code is 1500 sq feet

That leaves a deficit of 180sq feet if the garage remains and 80 sq feet overall if removed

(3) Finally at 31 Children with or without the garage there is a recommended 2325 square feet required for what the applicant requested leaving a deficit overall of approximately 1005 sq feet or 905 square feet if the garage is remove.

That means there is only 46 sq feet per child in the play area which is a deficit of 30 square feet per child

Parking Based on Zoning

If there are 14 Children Ordinance 21.41 states that (2) two parking spaces are required as well as (2) two loading spaces. The total number being (4) four spaces
This meets the threshold of a Family Day Care Center or the "existing use"

If there are 20 Children as staff suggests they must meet the same threshold of parking

However if there are 31 Children that requires (4) four parking spaces and (2) two loading spaces which increases the number to (6) six required spaces which will have neighborhood impacts.

Ordinance 21.41 for off-street parking requires 1 parking space per every (10) children and that there are off-street spaces to accommodate the parking.

Also, section 21.41.350 articulates a requirement for a turning radius for these loading zones that would allow a vehicle to maneuver without backing into the street or into the loading space. This location does not meet the minimum requirement.

Zoning Ordinances -- Day Care Homes and Child Care Centers

21.51.230 Childcare--Small and large family daycare homes.

Small family daycare homes are an allowed accessory use. Large family daycare homes are an allowed accessory use, provided:

- A. The prime daycare provider shall reside in the residence;
- B. The daycare provider shall obtain the required state licenses;
- C. No sign shall be displayed other than those signs allowed for all residences as provided in subsection 21.44.230.B and table 44 2;
- D. All required parking for the residential use shall be maintained as required for all residents in sections 21.27.090 and 21.41.170; and
- E. The use shall comply with all city noise regulations (chapter 8.80).

Neither small nor large family daycare homes are home occupations regulated by section 21.51.235.

(Ord. C-7032 § 37, 1992; Ord. C-6533 § 1 (part), 1988).

21.52.249 Nursery schools, day nurseries, preschools, childcare centers, daycare centers and similar uses for daytime care and education of a limited number of persons.

The following conditions shall apply to all nursery schools, day nurseries, preschools, childcare centers, daycare centers and similar uses for daytime care and education of a limited number of persons:

- A. A minimum of seventy five (75) square feet of outdoor play area per child shall be provided on the site;
- B. In residential districts, no other similar facility may be located and operating within one half (1/2) mile of the proposed site;
- C. The hours of operation shall be limited to the hours between six thirty (6:30) a.m. and six thirty (6:30) p.m.; and
- D. Adequate off street loading spaces shall be provided to prevent adverse effects upon the neighborhood.

(Ord. C-6533 § 1 (part), 1988).



[Red rectangle highlighting a house]

© 2007 Europa Technologies

© 2005 Google

Pointer 33°50'48.65" N 118°11'50.06" W elev 43 ft

Streaming ||||| 100%

Eye alt 675 ft