

City of Woodinville
2007 ANNUAL COMPREHENSIVE PLAN AND LAND USE CODE DOCKET

A. Proposed 2007 Annual Docket Comprehensive Plan Amendment Docket

Item	Exhibit #	Reason for Revision/Comments
1. City Council/Planning Commission Initiated Amendments		
Adopt Downtown/Little Bear Creek Master Plan	Under Separate Cover	Revise/update and prepare Master Plan for adoption this year.
Adopt Economic Development Strategic Action Plan	Under Separate Cover	Revise/update and prepare Strategic Plan for adoption this year.
2. Growth Management Act Initiated Amendments		
Chapter 10 Capital & Public Facilities Element (CPF) and Capital Improvement Plan (CIP) Annual Update (Mandated by State law)	Under Separate Cover	RCW.35.77.010 requires an annual update of the transportation section of the CIP and consistency between the CIP and the transportation element of the Comprehensive Plan
Adoption of the updated Shoreline Master Program (Mandated by State law)	Under Separate Cover	RCW 90.58.080 requires King County cities to update their Shoreline Master Programs on or before December 1, 2009. The City of Woodinville received a 2-year grant in 2005 from the state to complete the required update by June, 2007.
3. City Department Initiated Amendments		
Change the designation from Central Business District to Public/Institutional for the ball field expansion property (aka the "L" property)	1	Subject property is now under City ownership to accommodate planned expansion of ball fields located on abutting Civic Campus property
Update Critical Areas Map	2	Sustainable Development Study indicates additional areas contain: landslide hazard area; steep slopes; seismic hazard; erosion hazard area, wetlands and critical aquifer recharge area. in the R-1 area.
Update Table 9.2 Functional Classification System	3	Provide the current street segment and corresponding functional classification information for the City's Arterial Classification System.
4. Private Initiated Amendments		
Change the designation of a parcel southeast of the 140 th Ave/171 st St intersection from Moderate Density Residential to Office. CPA2007-021	4	The parcel is relatively small (.56 ac.) and abuts Office designated properties to the north & west. Access to the parcels is through the Office designated and developed properties.
Change the Future Land Use Map designation for two parcels fronting on 156 th Ave NE from Low Density Residential to Neighborhood Business. CPA2007-018	5	The parcels abut a NB zone parcel to the south and are across the street from the White Stallion NB center.

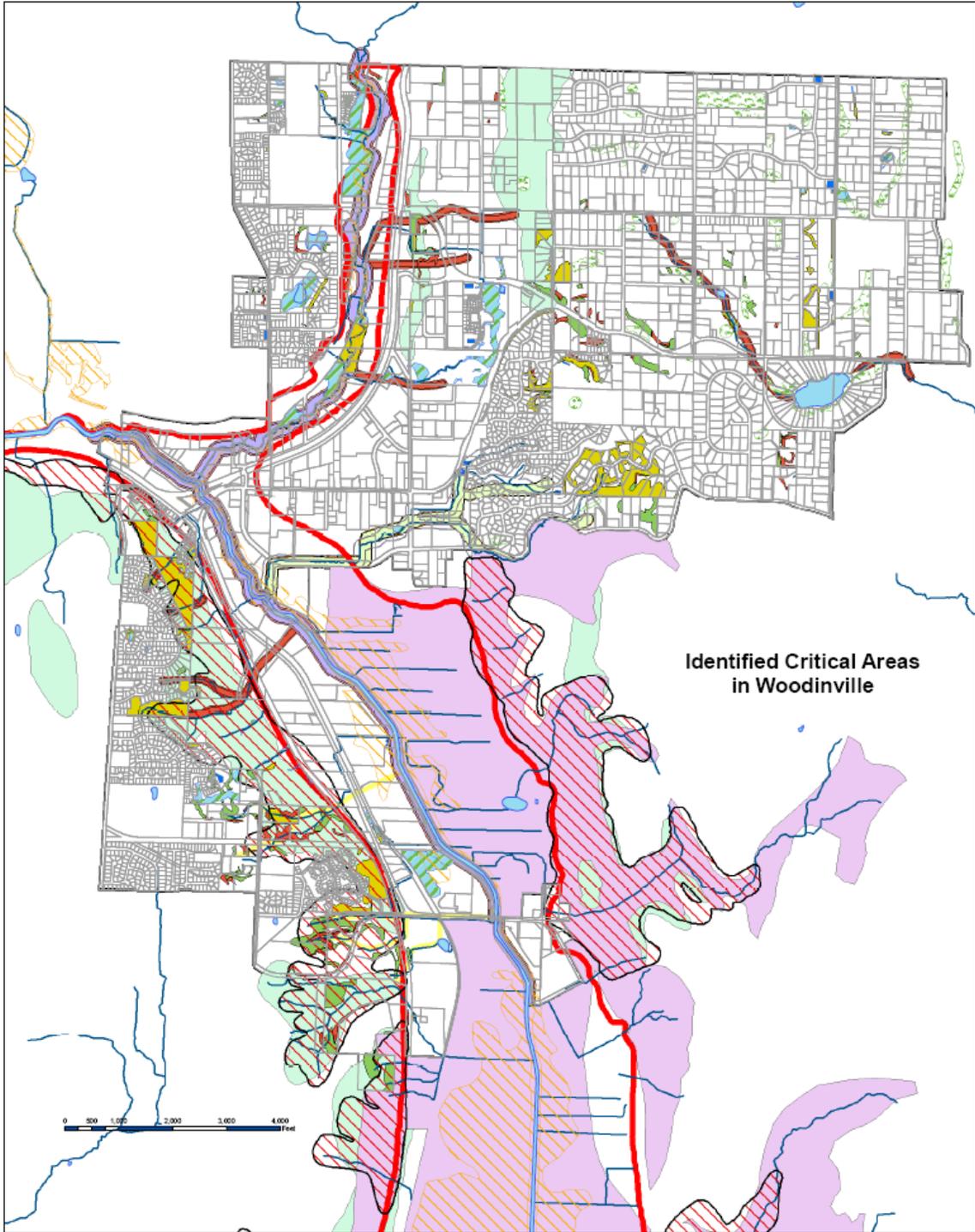
B. Council Approved 2007 Annual Docket Land Use Code Amendments

Item	Exhibit #	Reason for Revision
1. City Council/Planning Commission Initiated Amendments		
<i>Seismic Ordinance</i>	<i>N.A.</i>	<i>(forwarded to the 2008 Annual Docket)</i>
2. Growth Management Act Mandated Amendments		
None		
3. City Department Initiated Amendments		
Revise Portable Sign Regulations ZCA2007-028 (Mandated by case law)	6	To bring code into compliance with current case law
Update WMC 17.03 Condominium Conversions DCA2007-050 (Mandated by State law)	7	Add new state requirements to chapter.
Amend WMC 21.01.130 re: time limit to initiate Comp Plan Amendments ZCA2007-042	8	To provide more flexibility and bring the section in line with language in the Growth Management Act
Amend WMC 21.18.120 Off-street Parking Construct Standards ZCA2007-052	9	Allow for the use of pervious concrete and the reduction of 50%. Require engineered materials.
Amend WMC 21.18.110 Off-street Parking Plan Design Standards – impervious surface ZCA2007-054	10	Add new subsection to provide impervious surface reduction for easement access roads impacting property owners located down from the destination lot to be access
Sustainable Development Amendments	t.b.d.	Amend the Zoning Code pursuant to any amendments identified as part of the final work on the R-1 Sustainable Development Study.
2007 Housekeeping Amendments ZCA2007-020 (see list below)	14 – 21	Changes to clearly reflect adopted policy as well as: correct text & context; add cross references & definitions; eliminate typographical errors; and make minor changes for clarification purposes.
4. Private Initiated Amendments		
Amend the Zoning Code Land Use table to allow senior independent housing subject to development conditions and hotel/motel as permitted uses in the TB Zone. Define senior independent housing and establish a .0.5 parking requirement for said housing type. ZCA2007-024	11	Would expands the uses allowed in the Tourist Business (TB) Zone
Amend Zoning Code Land Use Table to allow office as a permitted use in the GB Zone. ZCA2007-015	12	Provides more uses in the General Business (GB) Zone adjacent to Little Bear Creek and SR 522.
Amend WMC 21.087.060 Business Services Land Use table to allow General Business Services, Professional Office and Commercial/Industrial Accessory Uses as out-right permitted uses in the GB Zone. ZCA2007-023	13	Allows for uses that are generally considered to be less intense and more compatible with a sensitive area such as Little Bear Creek.

ZCA2007-020 – Council Approved 2007 Annual Docket House Keeping Amendments

Exhibit No.	Docket Item	Description
14	Amend WMC 21.12.040A & B to establish 49 feet as the Maximum Building Height in the TB Zone.	Provides consistency with approved Development Agreement
15	Amend WMC 21.30.040(6) Home Occupation Sales	Revise code to list internet sales as permitted use pursuant to a Home Occupation Permit
16	Update WMC 21.21.06 Technical Terms & Land Use Definitions	Add definitions for: Public Facility; Pervious Surfacing Materials; Public Sewer; and Zone. Terms utilized, but not defined in the Zoning Code.
17	Amend WMC 21.32.120 Temporary Use Permits clarification	Clarify language for duration and frequency of a Temporary Use Permit.
18	WMC 17.07.030 Correct apparent typographic error in Decision Chart, Type IV Application column	Replace "Right-of-Way Vacation" with "Subdivision Vacation" in compliance with WMC regulations re: said vacations.
19	WMC 21.38.030(3)(c) Correct apparent typographical error	Replace "13.02" with "31" pursuant to WMC 21.12.030 (minimum density required to be 70% of 48 du/ac. base density)
20	WMC Chapters 21.12; 21.16; 21.20; 21.26; 21.28 and 21.38 Update to reflect adoption of Commercial Design Standards	Replace reference to "Design Guidelines" with "Design Standards"
21	WMC 21.38 Correction/update	Replace references to SIC with NAICS

**2007 Annual Docket
Proposed Amendment
Summary Exhibits**



Identified Critical Areas
in Woodinville

Legend					
	40 % Slopes		Flood Plain		NGPE
	Landslide Hazard Area		Storm Water Facility		Aquifer Recharge
	Streams	Type 1 Streams - 150 ft. buffer to 115 ft. buffer with enhancement			
	Wetlands	Type 2 Streams - 115 ft buffer to 100 ft buffer with enhancement			
	Erosion Hazard Area	Urban Streams (see CAO criteria) - may be reduced to 35 ft. if there is no salmon presence.			
	Seismic Hazard Area	Type 3 Streams - 75 ft buffer to 50 ft with enhancement			
	Potential Wetlands	Type 4 Streams - 50 ft buffer to 35 ft buffer with enhancement			

Note: The Critical Areas Map is a general representation and the City does not warrant its accuracy. This map is not a guarantee of any specific areas within the City. This map is not to be used for legal purposes.

Note: New Critical Aquifer Recharge Area (CARA) to be added.

Exhibit 3 – Update of Comprehensive Plan Table 9.2

City of Woodinville 2007 Annual Docket

CPA2007-026 – **Comprehensive Plan Table 9.2** **Functional Classification System Update**

Proposal:

Update Table 9-2 *Functional Classification System* of the Woodinville Comprehensive Plan as shown on the attached map; additions are underlined and deletions are shown as ~~strikethroughs~~:

Table 9-2. Functional Classification System

Road/Street Segments	Adopted Functional Classification
1. 140th Place NE–148th Avenue NE: NE 145th to NE 171st Sts.	Principal <u>Minor</u> Arterial
2. 140th Ave.: NE 171st to NE 185th <u>195th</u> Sts./(Wood-Snoh Rd.)	<u>5 lane</u> Principal Arterial
3. Wood-Snoh Rd.: NE 185th <u>195th</u> St. to SR 9	<u>3 Lane</u> Principal Arterial
4. SR 202: NE 145th St./148th Ave. NE intersection to 131st Ave. NE	<u>3 Lane Principle</u> Minor Arterial
5. NE 180th St.: 132nd Ave. NE to 120th Ave. NE	Minor Arterial
6. NE 144th St. NE 143rd Pl.: 132nd Ave. NE to 148th Ave./ NE 145th St. intersection	<u>3 Lane Principle</u> Minor Arterial
7. 156th Avenue NE: Wood-Duvall Rd. to 240th <u>205th</u> St. SE	Minor Arterial
8. 160th Ave. NE–NE 180th St. to 164th Ave. NE (west half of “Leota Loop”)	Collector
9. Wood-Snoh. Rd.: NE 175th St. to NE 185th St./140th Ave. NE	<u>5 Lane Principle Arterial</u> Collector
10. 135th Avenue NE: Wood-Snoh. Rd. to NE 171st St.	<u>5 Lane Principle Arterial</u> Collector
11. 144th Ave. NE Ext.: NE 190th St. to 140th Ave. NE	<u>5 Lane Principle Arterial</u> Collector

Exhibit 4 CPA2007-021 Moderate Density Residential to Office

City of Woodinville 2007 Annual Docket

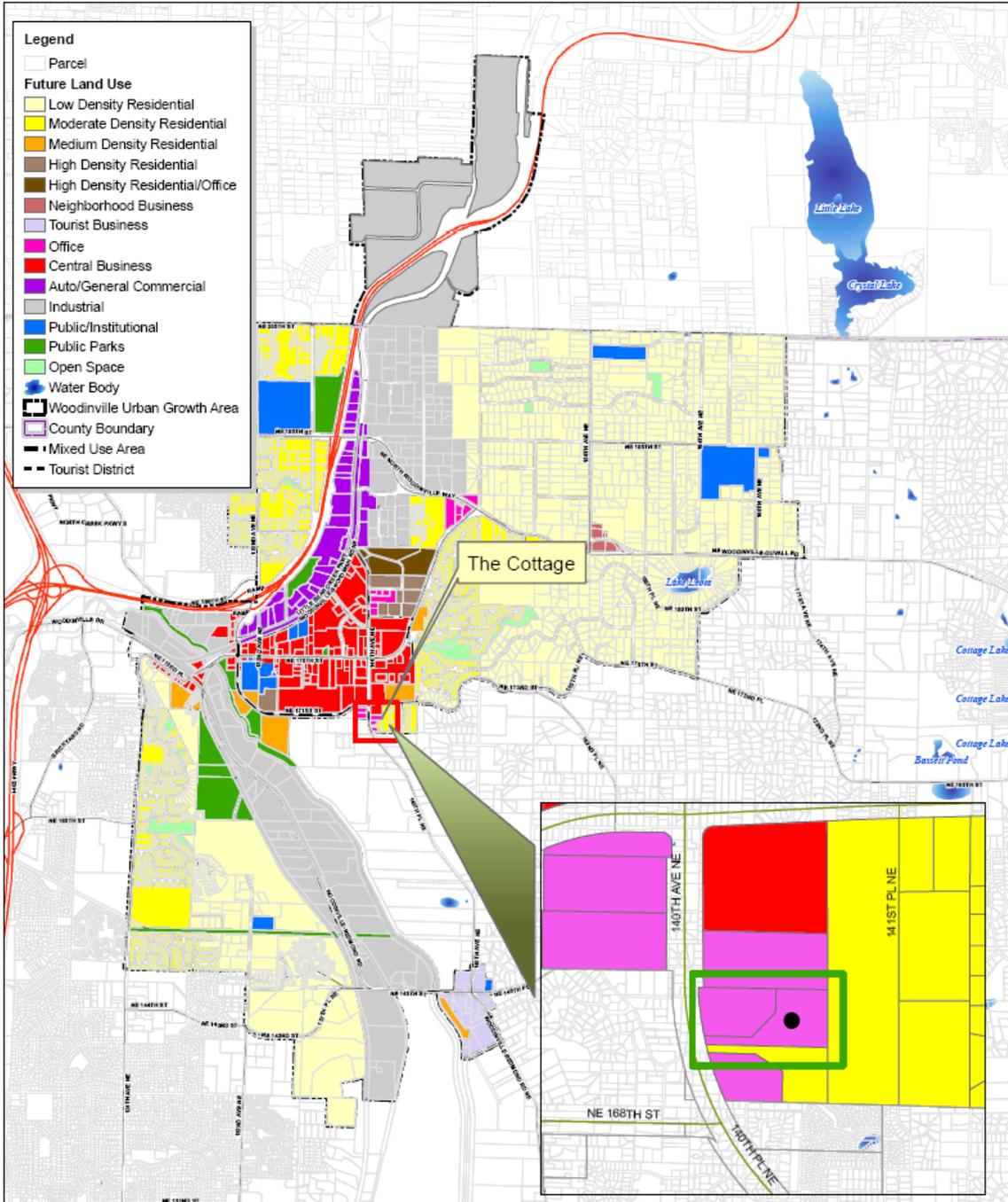
CPA2007-021 Future Land Use Map Amendment:
Moderate Density to Office

Request:

Amend the 2007 Future Land Use Map (Figure 3-2) of the Woodinville Comprehensive Plan, by changing the property classification on parcel number 1026059106 from “Moderate Density Residential” to “Office”.

Proposal:

Approve the request by amending the Woodinville 2007 Future Land Use Map (Figure 3-2) of the Woodinville Comprehensive Plan from “Moderate Density Residential” to “Office” as shown on the attached map.



The Cottage Comprehensive Plan Amendment



NO	DESIGN/REVISION	DATE	BY
1	Plan	08/20/07	AK
2	Map Data Package	08/20/07	CR
3			
4			
5			



City of Woodinville
13201 - 13202 Ave NE
Woodinville, WA 98072
www.woodinville.wa.us
425-488-2700

Disclaimer
This plan or version specific information contained in this report and the maps herein, is the property of the City of Woodinville. The City assumes no liability for any errors or omissions in this report. The City assumes no liability for any errors or omissions in this report. The City assumes no liability for any errors or omissions in this report. The City assumes no liability for any errors or omissions in this report.

Exhibit 5 CPA2007-018 Neighborhood Business Expansion

City of Woodinville 2007 Annual Docket

CPA2007-018 Future Land Use Map Amendment:
Low Density Residential to Neighborhood Business

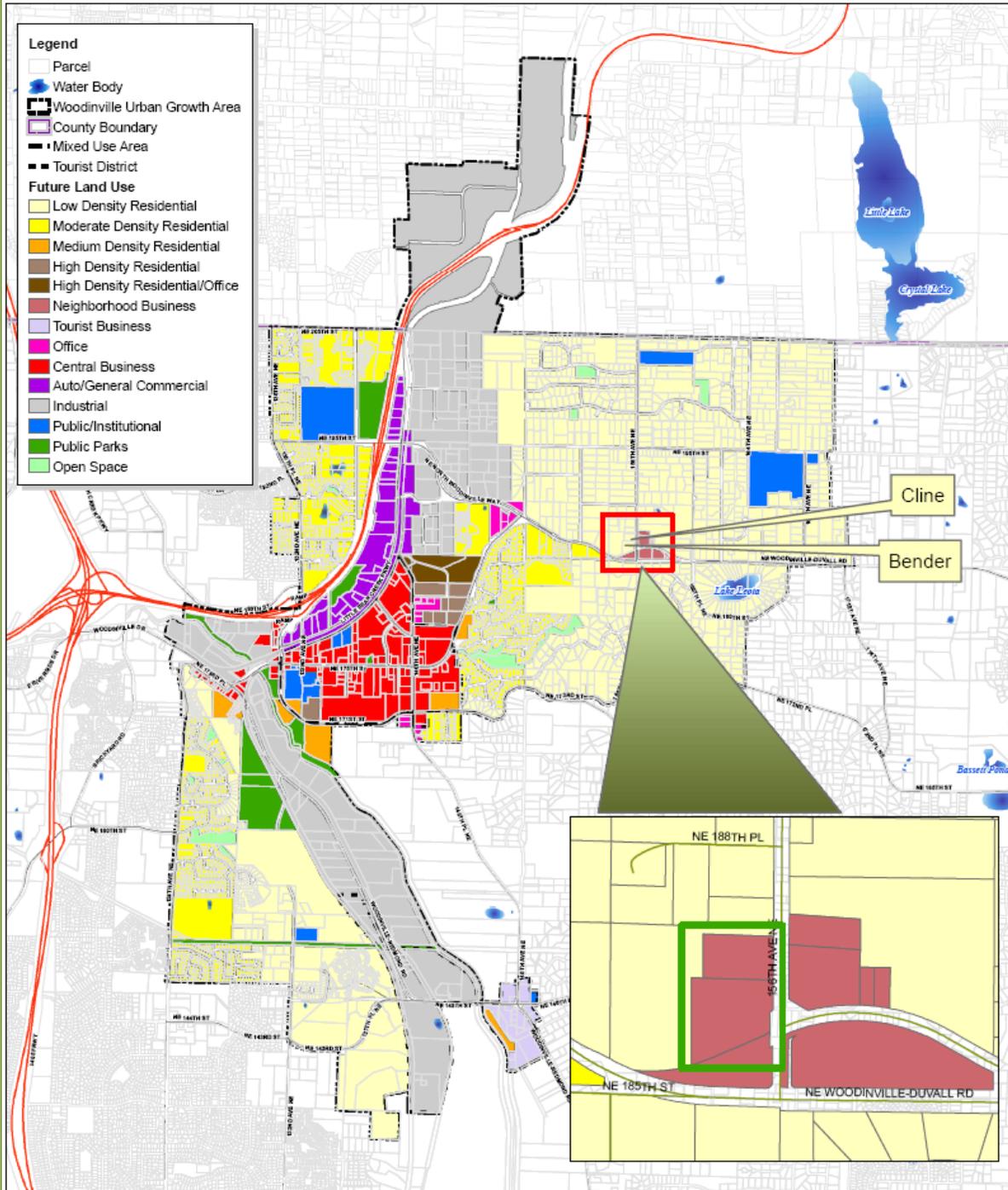
Request:

Amend the Future Land Use Map, Figure 3-2, and Policy LU-4.5 of the Woodinville Comprehensive Plan, to allow for the accommodation and expansion of additional land area within the Neighborhood Business (NB) classification which would encompass parcels 3244500160 & 3244500161.

Proposal:

Approve request by amending the Future Land Use Map (attached) and Policy LU-4.5, as follows; additions are underlined and deletions are shown as ~~strike~~throughs:

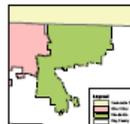
LU- 4.5 Limit the ~~expansion extent~~ of neighborhood commercial centers to correlate expansion with neighborhood commercial needs. ~~the size designated on the future land use map.~~



Cline_Bender Comprehensive Plan Amendment



File Name: Cline_Bender 8.5 x 17.mxd



NO	DESIGN/REVISION	DATE	BY
1	Final	11/20/2011	AL
2	Map Size Revision	03/28/12	CR
3			
4			
5			



Disclaimer
This report or plan was prepared by the City of Woodinville and is intended for the use of the City of Woodinville only. The City of Woodinville does not warrant the accuracy or completeness of the information contained herein. The City of Woodinville is not responsible for any errors or omissions in this report or plan. The City of Woodinville is not liable for any damages, loss or injury resulting from the use of this report or plan.

Exhibit 6 Portable Sign Update Portable Sign

City of Woodinville 2007 Annual Docket

ZCA2007-028 – Portable Sign Regulations Update

Request:

Amend WMC 21.20.040(1), (5) & (6) (Prohibited Signs), permitting portable signs; 21.20.060(1) (General Sign Requirements), adding portable signs requirements; 21.20.070 (Sign Chart and conditions of permission), adding portable signs to certain zones; and, 21.20.135 (Portable Signs), a new section permitting portable signs with conditions, all of which are necessary to bring the Woodinville Sign Code into conformance with current case law (WA. State Superior Court Case, Ballen vs. City of Redmond).

Proposal:

Approve request by amending WMC 21.20.040(1), (5) & (6), WMC 21.20.060(1), 21.20.070, 21.20.135; additions are underlined and: deletions are shown as ~~strikethroughs~~.

Chapter 21.20 DEVELOPMENT STANDARDS – SIGNS

Sections:

- 21.20.010 Purpose.
- 21.20.020 Permit requirements.
- 21.20.030 Exempt signs.
- 21.20.040 Prohibited signs.
- 21.20.050 Sign area calculation.
- 21.20.060 General sign requirements.
- 21.20.065 Community bulletin board signs.
- 21.20.070 Sign types permitted by zone.
- 21.20.080 Mall signs.
- 21.20.090 Monument signs.
- 21.20.095 Perimeter signs.
- 21.20.100 Changing general message electronic reader boards.
- 21.20.105 Employment signs.
- 21.20.110 Building signs.
- 21.20.120 Window signs.
- 21.20.130 Signs or displays of limited duration.
- 21.20.140 Nonconforming signs.
- 21.20.145 A-frame signs

*Prior legislation: Ords. 135, 175 and 194.

21.20.040 Prohibited signs.

Except as indicated by this chapter, the following signs or displays are prohibited:

(1) Portable signs including, but not limited to, ~~sandwich/A-frame signs~~ and mobile readerboard signs. Temporary signs permitted under WMC 21.20.130 are allowed and sandwich/A-frame signs are permitted under WMC 21.20.145;

(2) Private signs on utility poles;

(3) Signs which, by reason of their size, location, movement, content, coloring or manner of illumination, may be confused with traffic control signs or signals;

(4) Signs located in the public right-of-way, except where permitted in this chapter;

(5) Posters, pennants, strings of lights, blinking lights, balloons, searchlights and other displays of a carnival nature; except as provided for in WMC 21.20.130, Signs or displays of limited duration;

(6) Billboards, poster boards and other advertising for products or business not located on the site of the business or place of sale, except as permitted by WMC 21.20.060(6) and (7);

(7) Signs that are located so as to interfere with visibility for the safe movement of pedestrians, bicycles, and vehicles;

(8) Animated signs;

(9) Highly reflective frame materials such as mirrored glass or chrome metal are not permitted; and

(10) Signs for businesses that are no longer operating and open for business. (Ord. 368 § 3, 2004; Ord. 295 § 5, 2001; Ord. 174 § 3, 1998)

21.20.060 General sign requirements.

(1) All signs, except billboards, community bulletin boards, political signs, real estate signs, way finding signs, Portable Signs, and special event signs, shall be on-premises signs; provided, that uses located on lots without public street frontage in the Central Business District, Tourist Business District, General Business, Office, Industrial, or Public/Institutional zones may have one off-premises directional sign and one off-premises sign as provided by subsections (6) and (7) of this section.

(2) Fuel price signs shall be part of or attached to a permanent monument sign and shall not be included in sign area or number limitations of WMC 21.20.090; provided, such signs do not exceed 20 square feet per street frontage.

(3) Changing message center signs for date, time and temperature only, which can be incorporated into a building, mall, or monument sign, shall not exceed the size or height permitted for a building, mall, or monument sign, and shall be permitted only in the CBD, GB, O, I and P/I zones, except in the Tourist District.

(4) On-premises direction signs shall not be included in the sign area or number limitation of WMC 21.20.080 through 21.20.120; provided, they shall not exceed six square feet in surface area and are limited to one for each entrance or exit to surface parking areas, parking structures, drive-through lanes, or as determined by the Planning Director for safe circulation.

(5) Sign Illumination and Glare.

(a) WMC 21.20.080 through 21.20.120 contains sign illumination regulations for various sign types. In those cases where indirectly illuminated signs are permitted, the light source shall be no farther away from the sign than the height of the sign.

(b) Indirectly illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way.

(c) Electrical requirements for signs shall be governed by Chapter 19.28 RCW and WAC 296-46-910.

(d) Signs should not exhibit undue brightness. "Undue brightness" means illumination in excess of that which is necessary to make the sign reasonably visible to the average person on the abutting street, as determined by the Planning Director.

(6) Off-premises directional signs and way finding signs shall not be permitted except as part of a coordinated City-authorized program or as otherwise permitted by this chapter.

(7) One off-premises mall, monument, or perimeter sign for each business is permitted on private property only as allowed in subsection (8) of this section, and as regulated in WMC

21.20.080, 21.20.090, and 21.20.095 respectively. To qualify for an off-premises mall sign, two or more businesses must be advertised, the receiving site may have no, one, or multiple tenants, and the businesses advertised must have no street frontage.

(8) A total of no more than one monument, perimeter, or mall sign per site is permitted, with the exception of the following:

(a) Sites with two street frontages may have two signs; a maximum of one sign per street frontage is permitted; and

(b) Sites with more than 250 feet of street frontage and a minimum of six businesses or organizations, including businesses or organizations whose building signs are not visible from the street or that are more than 150 feet from the street, may have more than one sign. If multiple signs are allowed, they must be spaced a minimum of 150 feet apart.

(9) All signs, except for signs or displays of limited duration as permitted under WMC 21.20.130, must be constructed of durable, maintainable materials, and must be properly maintained. Signs that are made of materials that deteriorate quickly or that feature impermanent construction are not permitted. For example, plywood or plastic sheets without a sign face overlay or without a frame to protect exposed edges are not permitted.

(10) Reader boards are permitted. If the reader board features dark letters on a light or white background, the sign will not be considered as featuring “recommended colors” and the smaller sign allowance for mall, monument, and building signs will apply.

(11) Signs shall be set back in accordance with the minimum setback requirements in Chapter 21.12 WMC unless otherwise provided in this section. (Ord. 368 § 4, 2004; Ord. 295 § 5, 2001; Ord. 174 § 3, 1998)

21.20.070 Sign types permitted by zone.

Signs are permitted in the zones indicated on the following chart. The Planning Director shall determine which sign type category applies to a proposed sign.

ZONE/AREA	Mall	Monument	Perimeter	Building	Window	Employment	Portable & A-Frame
Central Business District (CBD); General Business (GB)	P	P	P	P	P	X	<u>P</u>
Residential Zones (SF and MF)	X	1	2	3	X	X	<u>X</u>
Tourist District	4	P	X	P	P	X	<u>4</u>
Neighborhood Business (NB); Office (O); Public/Institutional (P/I)	7	P	X	P	P	X	<u>8</u>
Industrial (I)	5	6	X	6	P	P	<u>X</u>
Public Park/Open Space	X	P	P	P	P	X	<u>X</u>

Notes: P = Permitted in accordance with standards.

X = Not permitted.

1 = Permitted in accordance with standards for subdivision or multifamily development identification only, except that the maximum height is six feet, maximum sign face size is 20 square feet, subdued or “recommended background” colors are required, and internal lighting is not allowed.

- 2 = Permitted in accordance with standards for home occupation or home industry identification only, except the maximum sign face size is 10 square feet, subdued or "recommended background" colors are required, and internal lighting is not allowed.
- 3 = Permitted in accordance with standards except internal lighting is not allowed, subdued or "recommended background" colors are required, and plastic is not allowed as a material. The maximum sign area for multifamily development buildings is 20 square feet. The maximum sign area for single-family zones is 10 square feet.
- 4 = Permitted only in TB.
- 5 = Permitted only in accordance with standards, except street address must be prominently displayed and the number of tenants listed on sign directory is not limited.
- 6 = Permitted in accordance with standards, except street address must be prominently displayed.
- 7 = Permitted in accordance with standards. A commercial premises may display one additional off-premises mall sign in the NB zone for the combined use of all tenants located upon said commercial premises that lack frontage on the Woodinville-Duvall Road.
- 8 = Permitted only in the NB zone.

(Ord. 368 § 5, 2004; Ord. 295 § 5, 2001; Ord. 294 § 2, 2001; Ord. 174 § 3, 1998)

21.20.145 A-frame signs.

(1) Portable Signs. Each licensed business may post one portable sign either on property owned or controlled by the business or in the public right-of-way, subject to the conditions of this section

(a) Applicability. These regulations apply to Portable Signs signage permitted by zone pursuant to WMC 21.20.070.

(i) A-Frame signs shall be a non-illuminated type of portable sign comprised of hinged panels configured in the shape of the alphabetic letter "A." These signs contact the ground but not are not anchored to the ground and are independent of any other structure.

(ii) Signs and displays of limited duration are regulated under WMC 21.20.130.

(b) Number. Each business registered with the City of Woodinville and located within the city limits may post one (1) A-frame sign

(c) Location. A-frame signs may be located either on property owned or controlled by the business or in the public right-of-way, subject to the conditions of this section

(i) Signs must be located within 100 feet of the business displaying the sign.

(ii) Signs may not be placed on private property without permission of the owner.

(iii) Signs shall not obstruct vehicular or pedestrian traffic. A minimum of four feet of unobstructed sidewalk area is required. In areas where the sidewalk area is less than four feet in width, the sign cannot be located on the sidewalk.

(iv) Alteration of Landscaping Prohibited. No landscaping may be damaged or modified to accommodate an A-frame sign. The City may require replacement of any damaged landscaping.

(v) Signs in Public Rights-of-Way. Signs may not be placed on public property except for publicly owned rights-of-way. In addition to all other applicable conditions, signs placed in rights-of-way shall be subject to the following conditions:

1. Signs shall not create a traffic safety or maintenance problem, and the city may remove and dispose of any signs that do constitute a problem.

2. Signs placed on public property shall be freestanding and shall not be attached to any structure or vegetation. Signs attached to utility poles, traffic signs, street signs, or trees are specifically forbidden.

(d) Sign size. Shall not exceed 60 inches above the ground and shall not exceed 32 square feet in area; provided, both sides of the A-frame shall be counted in calculating the sign's area.

(e) Time Limitations. A-frame signs may be used on a daily basis, but only during business hours. It is the responsibility of the person posting a temporary sign to remove it.

(f) Appearance and Maintenance. Signs shall be professionally produced and constructed of durable materials by a person skilled in the art of graphic design and shall be well maintained.

(g) Permit required. A-frame signs displayed in the City must have a valid annual permit. All A-frame signs shall have the sign permit number a minimum of one half inch in height placed on the exterior sign face in the upper left-hand corner by the permittee. A copy of the permit is required to be located on the premises of the business establishment displaying an A-frame sign.

(h) Confiscation of Signs. Signs that do not comply with the provisions of this section may be confiscated by the City.

Exhibit 7 – Condominium Conversion

City of Woodinville 2007 Annual Docket

DCA2007-050 Condominium Conversions Update

Request:

Amend WMC 17.03 to bring the City's code requirements for condominium conversions into compliance with current Washington State law.

Proposal:

Approve request by amending WMC 17.03 Condominium Conversion as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

Chapter 17.03 CONDOMINIUM CONVERSIONS

Sections:

17.03.010 Conversion condominium requirements created.

17.03.020 Written inspection report.

17.03.030 Repair of violations.

17.03.040 Warrant of repairs.

17.03.050 *Repealed*.

17.03.010 Conversion condominium requirements created.

This chapter establishes requirements pertaining to the conversion of apartments to condominiums as set forth in Chapter 64.34 RCW, The Condominium Act. Unless otherwise specified, all terms used herein shall have the same meaning as defined in Chapter 64.34 RCW as now exists or as may hereafter be amended. (Ord. 70 § 1, 1993)

17.03.020 Written inspection report.

(1) The public offering statement of a conversion condominium shall contain, in addition to the information required by RCW 64.34.410 and 64.34.415, a copy of the written inspection report prepared by the City's Building Official, which report shall list any violations of the Uniform Code construction codes, as adopted by the City of in Woodinville City Ordinances No. _____ or other applicable governmental regulation related to life/safety matters. Costs of the inspection shall be borne by declarant.

(2) Said inspection shall be made within 45 days of the declarant's written request for the inspection and said report shall be issued within 14 days of said inspection being made.

(3) The Building Official may require a report from a qualified inspection service in lieu of the inspection required above. (Ord. 70 § 1, 1993)

(4) A Building permit is required to record the transfer of occupancy sub type and ensure compliance with this chapter. Fees shall be based per building and based on the current fee resolution table established by City Council.

17.03.030 Repair of violations.

(1) Prior to the conveyance of any residential unit within a conversion condominium, other than a conveyance to a declarant or affiliate of a declarant:

(a) All violations disclosed in the inspection report, not otherwise waived by the City, shall be repaired with valid building permits, and

(b) A letter of certification shall be obtained from the City stating that such repairs have been made. This certification shall be based on a re-inspection to be made within seven days of the declarant's written request for the re-inspection and shall be issued within seven days of the re-inspection being made. Costs of the re-inspection shall be borne by declarant at the rates set forth by the City.

(2) Certification by the City shall state that only those defects discovered by the residential inspection have been corrected and that the certification does not guarantee that all relevant code violations have been corrected. No declarant shall use the City's certification in any advertising, nor shall a declarant indicate or imply to anyone, for the purpose of inducing a person to purchase a condominium unit, that the City has "approved" the premises or any unit for sale. (Ord. 70 § 1, 1993)

17.03.040 Warrant of repairs.

(1) The repairs required to be made under this section shall be warranted by the declarant against defects due to workmanship or materials for a period of one year following the completion of such repairs after building permits have been finalized and the public statement of condition is received by the City and the Homeowners Association.

(2) Prior to the conveyance of any residential unit within a conversion condominium, other than a conveyance to a declarant or affiliate of a declarant:

(a) The declarant shall establish and maintain, during the one-year warranty period, an account containing a sum equal to 10 percent of the actual cost of making the repairs.

(b) During the one-year warranty period, the funds in such account shall be used exclusively for paying the actual cost of making repairs required, or for otherwise satisfying claims made, under such warranty.

(c) Following the expiration of the one-year warrant period, any funds remaining in such account shall be disbursed to the declarant.

(d) The declarant shall notify in writing the property association and the City as to the location of such account and any disbursements from it. (Ord. 70 § 1, 1993)

17.03.050 Violations.

Repealed by Ord. 230. (Ord. 70 § 1, 1993)

Exhibit 8 WMC 21.01.130 Time Limit for Initiating Comprehensive Plan Amendments

City of Woodinville 2007 Annual Docket

ZCA2007-042 Comprehensive Plan Amendment Time Limit

Request:

Amend WMC 21.01.130 to bring the section in line with language in the Washington State Growth Management Act.

Proposal:

Approve request by amending WMC 21.01.130, Time to initiate as follows, additions are underlined and deletions are shown as ~~strike throughs~~:

21.01.130 Time to initiate.

(1) An application to amend the City's Comprehensive Plan may be made to the City Department of Planning and Community Development at any time. However, applications that are reviewed annually must be received by March 31st of any year to be considered during that same year.

(2) The various types of applications as defined by [WMC 21.01.120](#) shall be subject to the following time considerations:

(a) Type A. Amendments shall be considered annually. In addition, the City shall undertake a comprehensive review of land use, densities, urban growth areas, and potential annexation areas at least every 10 years after the date of adoption (1996).

~~(b) Type B. Changes to the Comprehensive Plan's goals and policies may only be considered every five years after the date of adoption (1996).~~

(c) Type C. Changes to any other text of the Comprehensive Plan may be made annually as necessary to reflect changes to population growth, other State laws, errors, or refinement of community goals and needs.

(d) Type D. The addition or deletion of a new or old element or subarea plan shall be considered annually. (Ord. 172 § 4, 1997)

Exhibit 9 WMC 21.18.120 Off-street Parking Construction Standards –

City of Woodinville 2007 Annual Docket

ZCA2007-052 Off-street Parking Construction Standards: Pervious Concrete

Request:

Amend WMC 21.18.120 to allow for the use of pervious concrete as a recognized engineered all weather surface.

Proposal:

Approve request by amending WMC 21.18.120, Off-street Construction Standards as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

21.18.120 Off-street parking construction standards.

- (1) Off-street parking areas shall have dust-free, all-weather surfacing. Typical approved sections are illustrated below. Frequently used (at least five (5) days a week) off-street parking areas shall conform to the standards shown in A below or an approved equivalent. If the parking area is to be used more than thirty (30) days per year but less than five (5) days a week, then the standards to be used shall conform to the standards shown in B below or an approved equivalent. An exception to these surfacing requirements may be made for certain uses that require intermittent use of their parking facilities less than thirty (30) days per year. Pervious concrete shall be considered an all weather surface when installed per City Engineer's requirements. Any surface treatment other than those graphically illustrated below must be approved by the Planning Director.

MINIMUM SURFACING REQUIREMENTS

illustration goes here>

- (2) Grading work for parking areas shall meet the requirements of the International Building Code. Drainage and erosion/sedimentation control facilities shall be provided in accordance with City of Woodinville Ordinance No. 25.
- (3) Asphalt or concrete surfaced parking areas shall have parking spaces marked by surface paint lines or suitable substitute traffic marking material in accordance with the Washington State Department of Transportation Standards. Wheel stops are required where a parked vehicle would encroach on adjacent property, pedestrian access or circulation areas, right-of-way or landscaped areas. Typically approved markings and wheel stop locations are illustrated below.

Exhibit 10 Maximum Impervious Surface Credit

ZCA2007-054 Development Standards: Impervious Surface Credit

Request:

Amend WMC 21.12.030 and 21.12.040 to allow credit up to 50% for the use of pervious concrete as a recognized engineered all weather surface used for walkways, parking lots and exterior hard surface areas which require calculations for impervious surfaces.

Staff Recommendation:

Approve request by amending WMC 21.12.030 and 21.12.040, Densities and Dimensions as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

21.12.030 A. Densities and Dimensions - Residential Zones

STANDARDS	RESIDENTIAL							
	URBAN RESIDENTIAL							
	R-1	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density: Dwelling Unit/Acre	1 du/ac	4 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Maximum Density: Dwelling Unit/Acre	2 du/ac (4)	5 du/ac (1)	7 du/ac (1)	12 du/ac (6)	18 du/ac (6)	27 du/ac (6)	36 du/ac (6)	72 du/ac (6)
Minimum Density: % of Base Density (2)		75%	75%	85%	80%	75%	70%	65%
Minimum Lot Width: (3)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Street Setback (3)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8) (17)	10 ft (8)	10 ft (8)	10 ft (8)
Minimum Interior Setback (3)	10 ft (7)	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10) (17)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height	35 ft	35 ft	35 ft	35 ft	35 ft (17)	45 ft	45 ft	45 ft (18)
Maximum Building Coverage: Percentage (5) (16)	15% (11) (14)	35%	50%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (5) (16) <u>(19)</u>	20% (15)	45%	70%	75%	85% (17)	85%	85%	90% (18)

21.12.030 B. Development Conditions.

(19) A maximum impervious credit of up to 50% for the use of pervious concrete materials as a recognized engineered all weather surface used for walkways, patios, off street parking lots, private easement access roads and similar hard surface areas.

21.12.040 A. Densities and Dimensions – Public and Commercial/Industrial Zones

ZONES	PUBLIC	COMMERCIAL/INDUSTRIAL					
	PUBLIC/ INSTITUTIONAL	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL
STANDARDS	P/I	NB	TB	GB	CBD	O	I
Base Density: Dwelling Unit/Acre			12 du/ac		36 du/ac	36 du/ac	
Maximum Density: Dwelling Unit/Acre					48 du/ac (1) (3)	48 du/ac (3)	
Minimum Street Setback (17)	10 ft	10 ft (5) 20 ft. (11)	10 ft (2) (5) (14)	10 ft (5) 25 ft (15)	10 ft (10) (5)	10 ft	25 ft 10 ft (9) (14) (15)
Minimum Interior Setback (13)	20 ft (7) (16)	10 ft.	20 ft (7) (14)	25 ft (7) (15)	20 ft (7)	20 ft (7)	20 ft (7) (14) (15) 50 ft (8) (14)
Base Height (10)	45 ft (4)	35 ft.	35 ft (14)	35 ft	35 ft (6) (12)	45 ft (4) (18)	45 ft (14)
Maximum Floor/Lot Ratio: Square Feet	4/1	1/1	1/1	2/1	2.5/1	4/1	3/1
Maximum Impervious Surface: Percentage (18)	85%	75%	85% (14)	85%	90%	75%	90% (14)
Maximum Building Sq. Footage/lot		10,000					

21.12.040 B. Development Conditions.

(18) A maximum impervious credit of up to 50% for the use of pervious concrete materials as a recognized engineered all weather surface used for walkways, patios, off street parking lots, private easement access roads and similar hard surface areas.

Exhibit 11 ZCA2007-024

City of Woodinville 2007 Annual Docket

ZCA2007-024 Tourist Business Zone Amendments
Senior Independent Housing and Hotel/Motel

Request:

Amend Zoning code sections 21.08.030 A and B.

Proposal:

Consider the request of amending the Zoning code sections 21.08.030 A and B; to add the following as permitted uses in the Tourist Business (TB) zone: (1) Senior Independent Housing and accessory uses; and (2) Hotels and Motels. Also consider establishing the parking requirements for Senior Independent Housing as one-half parking space per dwelling unit; adding development conditions for permitting this type of housing and adding a definition for senior citizen independent living dwelling unit. Additions are underlined> and deletions are shown as ~~strikethroughs~~:

WMC 21.08.030 A. RESIDENTIAL LAND USE <i>KEY</i> P – PERMITTED USE C – CONDITIONAL USE S – SPECIAL USE		Z O N E											
		Residential				Commercial/Industrial/Public							
		L o w	M o d e r a t e	M e d i u m	H i g h	N e i g h b o r h o o d	T o u r i s t	G e n e r a l	C e n t r a l	O f f i c e	I n d u s t r i a l	P u b l i c	I n s t i t u t i o n
NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I	
	Dwelling Units, Types:												
*	Single Detached	P, C19	P, C19	P									
*	Duplex	P10	P10	P10	P10								
*	Townhome	C10 12	C7, 10 12	P	P		P20		P	P18			
*	Apartment		P11	P	P		P20		P				
*	Mobile Home Park		P	P					P				
623311 623312	Senior Citizen Assisted (see 21.06.188 for definition)		P11	P	P				P				

*	Senior Citizen Independent Living (see 21.06.189 for definition)							<u>P 21,</u> <u>22,</u> <u>23,</u> <u>24</u>				
	Group Residences:											
*	Community Residential Facility	C15	C15	P15	P15				P15			P15
721310	Dormitory	C2	C2	P2	P2				P2		P2	P13
	Accessory Uses:											
*	Residential Accessory Uses	P3	P3	P3	P3				P3			P16
*	Home Occupation (8)	P	P	P	P				P			
*	Home Industry (9)	C	C	C	C							
	Temporary Lodging:											
721110	Hotel/Motel							P	P			
721191 *	Bed and Breakfast Inns	P6	P6	P6					P6			
721310	Organization Hotel/Lodging											
624221 *	Temporary Shelter								P4			P17
* 721199	Youth Hostel								P14			
GENERAL CROSS REFERENCES: Land Use Table Instructions, see WMC 21.08.020 and 21.02.070 Development Standards, see WMC 21.12.through 21.30 General Provisions, see WMC 21.32 through 21.38						Application and Review Procedures, see WMC 21.40 through 21.44 Tourist District Regulations, see WMC 21.38.065 R-48/O Regulations, see WMC 21.28.030 (*) Definition of the specific Land Use, see WMC 21.06						

21.08.030 B DEVELOPMENT CONDITIONS

- (1) Except bed and breakfast guest houses.
- (2) Only as an accessory to a school, college/university, church, or fire station.
- (3) (a) Accessory dwelling units:
 - (i) Only one accessory dwelling per lot;
 - (ii) The primary residence or the accessory dwelling unit shall be owner occupied;
 - (iii) If the accessory dwelling unit is a separate structure, the accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence;
 - (iv) One additional off-street parking space is provided; and
 - (v) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.
- (b) Accessory Aircraft: One single or twin engine, general aviation aircraft shall be permitted only on lots which abut, or have a legal access which is not a public right-of-way, to a waterbody or landing field, provided:
 - (i) No aircraft sales, service, repair, charter or rental;
 - (ii) No storage of aviation fuel except that contained in the tank or tanks of the aircraft; and
 - (iii) Storage hangars shall not exceed twenty feet in height above average finished grade or have a gross area exceeding 3,000 square feet.
- (4) Only as an accessory use to an institution, school, public agency, church, synagogue, temple, or non-profit community organization.
- (5) (Reserved)
- (6) Only as an accessory to the permanent residence of the operator, provided:
 - (a) Serving meals to paying guests shall be limited to breakfast;

- (b) The number of guest rooms shall not exceed three; and
- (c) The fee owner of the residence serving as a bed & breakfast must reside on the premises
- (7) A conditional use permit is not required if the townhomes are approved through subdivision review or if the project is in the R-8 zone.
- (8) Home Occupations are subject to the requirements and standards contained in Section 21.30.040.
- (9) Home Industries are subject to the requirements and standards contained in Section 21.30.050.
- (10) Townhomes and duplexes must be compatible in design, height, color, style, and materials with existing neighborhood.
- (11) Permitted only in the R-8 zone.
- (12) Permitted only in the R-4 and R-6 zones, on parcels where protection of critical areas prohibit traditional single-family development.
- (13) Only as an accessory to a public school.
- (14) Also permitted in the Tourist District. See WMC 21.38.065.
- (15) The number of occupants shall not exceed the occupant load of the structure, calculated as provided in the 1994 International Building Code, Section 1002, or as may be hereafter amended.
- (16) Only as an accessory to a permitted use.
- (17) Only as an accessory to an institution, school, or public agency.
- (18) Limited to current location. No new townhomes are permitted in the office zone except on the site currently containing townhomes on January 1, 2002.
- (19) A Conditional Use Permit is required for a single-family structure exceeding 8,500 gross square feet in the R-1 through R-6 zones.
- (20) Residential development is not permitted on the ground floor and is only permitted as part of a development that integrates residential with tourist-oriented business development and is conditioned through a development agreement with the City that ensures a City approved economic analysis will be provided and the proposed mixed-use development meets the vision and goals of the Tourist District Master Plan. No more than 25% of the entire area development may include residential uses. No direct residential dwelling unit entrances or exits may be permitted on to NE 148th Avenue NE, NE 145th Street, or Woodinville-Redmond Road.
- (21) Senior Citizen Independent Housing shall be allowed when the project is subject to a Development Agreement that permits and includes residential within the Tourist Business Zone.
- (22) Senior Citizen Independent Housing shall be allowed to have residential units, administrative offices, kitchens, dining rooms and other group meeting rooms on the first floor or other locations inside the building as appropriate for this use..
- (23) Senior Citizen Independent Housing may contain four floors above the ground floor for a total of five floors provided it does not increase the building height beyond the maximum allowable building height.
- (24) Required parking shall be at a ratio of 0.5 spaces per unit of Senior Citizen Independent Housing.

21.06.189 Dwelling unit, senior citizen independent living. Dwelling unit, senior citizen independent living: a building containing two (2) or more dwelling units restricted to occupancy by senior citizens, and including support services such as beauty/barber shop, van or car service, wellness/fitness center, library and business center, dining room, movie theater and scheduled social events for the residents of the building.

Exhibit 12 ZCA2007-015

City of Woodinville 2007 Annual Docket

ZCA2007-015 Office Use & Maximum Building Height in GB Zone

Request:

Amend the WMC 21.08.060A (Permitted Use Chart) by permitting commercial and industrial accessory uses in the “GB” (General Business) Zone, and amending 21.08.060B (16) by changing the conditions in the “GB” Zone to permit office use as an outright permitted use and allowing increases in height up to 45 feet as described in WMC 21.04.120 and as permitted in 21.12.040A and B.

Proposal:

Approve the request by amending the WMC 21.08.060A by adding permitted accessory uses as shown on the attached Business Services Land Use Chart, and by amending 21.08.060B (16) by deleting language as shown on the attached, and adding new language to allow offices as described in WMC 21.04.120 (attached) and as permitted in WMC 21.12.040A and B (attached); additions are underlined and deletions are shown as ~~strikethroughs~~.

WMC 21.08.060 A. BUSINESS SERVICES LAND USE KEY P – PERMITTED USE C – CONDITIONAL USE S – SPECIAL USE		Z O N E										
		Residential				Commercial/Industrial/Public						
		L o w	M o d e r a t e	M e d i u m	H i g h	N e i g h b o r h o o d	T o u r i s t i n e s s	G e n e r a l	C e n t r a l	O f f i c e	I n d u s t r i a l	P u b l i c
NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
233-235	Construction and Trade							P	P9	P10 7	P	
*	Individual Transportation & Taxi							P	P			
4841-2 492	Trucking and Courier Service							P	P12	P13 7	P	
493	Warehousing, (1) and Wholesale Trade										P	

53113 *	Self-Service Storage			C14	C14			P	P	P7 11	P	
49313, 49312	Farm Product Warehousing, Refrigeration and Storage										P	
*	Log Storage										P	
4882, 48849, 488991	Transportation Service							P			P	
48851	Freight and Cargo Service							P		P10 7	P	
5615	Passenger Transportation Service							P	P	P7		
51322	Communication Offices							P	P	P7	P	
5133	Telegraph and other Communications							P	P	P7	P	
*	General Business Service					P8	P	P16	P	P	P16	
*	Professional Office					P	P26 27	P16	P	P	P16	P3
54185	Outdoor Advertising Service							P	P	P17 7	P	
323114 561439	Photocopying and duplicating Service						P					
53212 5322-4	Miscellaneous Equipment Rental							P	P		P	P4
53211	Automotive Rental and Leasing							P	P			
81293	Automotive Parking	P19	P19	P19	P19			P	P		P	P5
711211 7113 - 4	Professional Sport Teams/Promoters							P	P7			
5417	Research, Development and Testing							P2	P2		P2	P6
* 8113	Heavy Equipment and Truck Repair							P			P	
*	Commercial/Industrial Accessory Uses		P22				P22	<u>P</u>	P	P7	P	
*	Helistop					C23	C23	C24	C24	C23 7	C2 4	C24
<p>GENERAL CROSS REFERENCES: Land Use Table Instructions, see WMC 21.08.020 and 21.02.070 Development Standards, see WMC 21.12.through 21.30 General Provisions, see WMC 21.32 through 21.38</p> <p style="text-align: right;">Application and Review Procedures, see WMC 21.40 through 21.44 Tourist District Regulations, see WMC 21.38.065 R-48/O Regulations, see WMC 21.28.030 (*) Definition of the specific Land Use, see WMC 21.06</p>												

21.08.060 B DEVELOPMENT CONDITIONS

- (1) Except self-service storage.
- (2) Except NAICS Industry No. 54172-Commercial Economic, Sociological, and Educational Research, see general business service/office.
- (3) Only as a government, public agency, community service, or nonprofit use, or as an accessory to a permitted use.
- (4) Only as an accessory to a permitted use.
- (5) Only as an accessory to a permitted use and as a facility fully accessible to the public.
- (6) Only as a medical research and development facility associated with a hospital or other medical service provider.
- (7) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also

- applies to sites in unincorporated King County with equivalent designations.
- (8) Except for NAICS Major Group No. 541, 561 and 323.
 - (9) No outdoor storage of materials.
 - (10) Limited to office uses. No storage of non-office equipment, tools, machinery, supplies or commercial vehicles exceeding one-ton capacity.
 - (11) Limited to current location. No new self-storage land uses are permitted in the office zone as of January 1, 2003.
 - (12) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and NAICS Industry No. 49211-Courier Services, except by air.
 - (13) Limited to NAICS Industry No. 49211-Courier Services, except by air.
 - (14) Accessory to an apartment development of at least twelve units provided:
 - (a) The gross floor area in self-service storage shall not exceed fifty percent of the total gross floor area of the apartment dwellings on the site;
 - (b) All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - (c) The use of the facility shall be limited to dead storage of household goods,
 - (d) No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - (e) No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - (f) No residential occupancy of the storage units;
 - (g) No business activity other than the rental of storage units to the apartment dwellings on the site; and
 - (h) A resident Manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
 - (15) (Reserved).
 - (16) ~~Only as an accessory use to another permitted use, not to exceed forty-nine percent of gross floor area.~~
In this permitted use office zoning provisions of WMC will apply. In particular (but not exclusively) WMC 21.04.120; 21.08.060; and 21.12.040.
 - (17) No outdoor storage.
 - (18) (Reserved).
 - (19) Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
 - (a) They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and
 - (b) The site is adjacent to a designated arterial that has been improved to a standard acceptable to the Department.
 - (20) (Reserved).
 - (21) (Reserved).
 - (22) Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
 - (23) Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
 - (24) Allowed as accessory to an allowed use; or limited to emergency evacuation sites in conjunction with police, fire or health service facility.
 - (25) (Reserved).
 - (26) Permitted Professional Office uses shall be limited to the following NAICS Major Group and Industry Numbers:

- (a) 5242 - Insurance Agents, Brokers and Service,
 - (b) 53121 - Real Estate Agents and Managers
 - (c) 54111 - Legal Services
 - (d) 541330 - Engineering Services
 - (e) 541611 - Administrative Management and General Management Consulting Services,
and
 - (f) 54182 - Public Relations Services
- (27) A maximum of 20% of the gross square footage of the ground floor of any building may be used for professional office uses, and up to 40% of gross square footage of floors above the ground floor for the entire development may be used for professional office uses.

Exhibit 13 ZCA2007-023

City of Woodinville 2007 Annual Docket

ZCA2007-023 Office Use & Limitations in GB Zone

Request:

Amend the WMC 21.08.060A (Permitted Use Chart) and 21.08.060B (16) adding permitted uses in the “GB” (General Business Zone) and removing conditions on office use in the “GB” Zone.

Proposal:

Approve the request by amending the WMC 21.08.060A (Permitted Use Chart) and 21.08.060B (16) adding permitted uses in the “GB” (General Business Zone) and removing conditions on the office use in the “GB” Zone as follows; additions are underlined and deletions are shown as ~~strikethroughs~~:

WMC 21.08.060 A. BUSINESS SERVICES LAND USE KEY P – PERMITTED USE C – CONDITIONAL USE S – SPECIAL USE		Z O N E											
		Residential				Commercial/Industrial/Public							
		L o w	M o d e r a t e	M e d i u m	H i g h	N e i g h b o r h o o d	T o u r i s t B u s i n e s s	G e n e r a l B u s i n e s s	C e n t r a l B u s i n e s s	O f f i c e	I n d u s t r i a l	P u b l i c	I n s t i t u t i o n
NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I	
233-235	Construction and Trade							P	P9	P10 7	P		
*	Individual Transportation & Taxi							P	P				
4841-2 492	Trucking and Courier Service							P	P12	P13 7	P		
493	Warehousing, (1) and Wholesale Trade										P		
53113 *	Self-Service Storage			C14	C14			P	P	P7 11	P		
49313, 49312	Farm Product Warehousing, Refrigeration and Storage										P		

*	Log Storage											P	
4882, 48849, 488991	Transportation Service							P				P	
48851	Freight and Cargo Service							P		P10 7		P	
5615	Passenger Transportation Service							P	P	P7			
51322	Communication Offices							P	P	P7		P	
5133	Telegraph and other Communications							P	P	P7		P	
*	General Business Service					P8	P	P46	P	P		P16	
*	Professional Office					P	P26 27	P46	P	P		P16	P3
54185	Outdoor Advertising Service							P	P	P17 7		P	
323114 561439	Photocopying and duplicating Service						P						
53212 5322-4	Miscellaneous Equipment Rental							P	P			P	P4
53211	Automotive Rental and Leasing							P	P				
81293	Automotive Parking	P19	P19	P19	P19			P	P			P	P5
711211 7113 - 4	Professional Sport Teams/Promoters							P	P7				
5417	Research, Development and Testing							P2	P2			P2	P6
* 8113	Heavy Equipment and Truck Repair							P				P	
*	Commercial/Industrial Accessory Uses		P22				P22	P	P	P7		P	
NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I	
*	Helistop					C23	C23	C24	C24	C23 7	C2 4	C24	
<p>GENERAL CROSS REFERENCES:</p> <p>Land Use Table Instructions, see WMC 21.08.020 and 21.02.070 Development Standards, see WMC 21.12.through 21.30 General Provisions, see WMC 21.32 through 21.38</p> <p>Application and Review Procedures, see WMC 21.40 through 21.44 Tourist District Regulations, see WMC 21.38.065 R-48/O Regulations, see WMC 21.28.030 (*) Definition of the specific Land Use, see WMC 21.06</p>													

21.08.060 B DEVELOPMENT CONDITIONS

- (1) Except self-service storage.
- (2) Except NAICS Industry No. 54172-Commercial Economic, Sociological, and Educational Research, see general business service/office.
- (3) Only as a government, public agency, community service, or nonprofit use, or as an accessory to a permitted use.
- (4) Only as an accessory to a permitted use.
- (5) Only as an accessory to a permitted use and as a facility fully accessible to the public.
- (6) Only as a medical research and development facility associated with a hospital or other medical service provider.
- (7) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.

- (8) Except for NAICS Major Group No. 541, 561 and 323.
- (9) No outdoor storage of materials.
- (10) Limited to office uses. No storage of non-office equipment, tools, machinery, supplies or commercial vehicles exceeding one-ton capacity.
- (11) Limited to current location. No new self-storage land uses are permitted in the office zone as of January 1, 2003.
- (12) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and NAICS Industry No. 49211-Courier Services, except by air.
- (13) Limited to NAICS Industry No. 49211-Courier Services, except by air.
- (14) Accessory to an apartment development of at least twelve units provided:
 - (a) The gross floor area in self-service storage shall not exceed fifty percent of the total gross floor area of the apartment dwellings on the site;
 - (b) All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - (c) The use of the facility shall be limited to dead storage of household goods,
 - (d) No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - (e) No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - (f) No residential occupancy of the storage units;
 - (g) No business activity other than the rental of storage units to the apartment dwellings on the site; and
 - (h) A resident Manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
- (15) (Reserved).
- ~~(16) Only as an accessory use to another permitted use, not to exceed forty nine percent of gross floor area.~~
- (17) No outdoor storage.
- (18) (Reserved).
- (19) Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
 - (a) They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and
 - (b) The site is adjacent to a designated arterial that has been improved to a standard acceptable to the Department.
- (20) (Reserved).
- (21) (Reserved).
- (22) Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
- (23) Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
- (24) Allowed as accessory to an allowed use; or limited to emergency evacuation sites in conjunction with police, fire or health service facility.
- (25) (Reserved).
- (26) Permitted Professional Office uses shall be limited to the following NAICS Major Group and Industry Numbers:
 - (a) 5242 - Insurance Agents, Brokers and Service,
 - (b) 53121 - Real Estate Agents and Managers
 - (c) 54111 - Legal Services

- (d) 541330 - Engineering Services
 - (e) 541611 - Administrative Management and General Management Consulting Services,
and
 - (f) 54182 - Public Relations Services
- (27) A maximum of 20% of the gross square footage of the ground floor of any building may be used for professional office uses, and up to 40% of gross square footage of floors above the ground floor for the entire development may be used for professional office uses.

Exhibit 14 Tourist Business Zone Maximum Building Height

City of Woodinville 2007 Annual Docket

ZCA2007-0020 Housekeeping:

:

Tourist Business (TB) Zone Maximum Building Height

Request:

Allow a maximum building height of 49 feet in the Tourist Business Zone subject to the approval of a Development Agreement.

Proposal:

Amend WMC 21.12.040A Density and Dimensions table and add Development Condition WMC 21.12.040B(18); additions are underlined and deletions are shown as ~~strikethroughs~~:

21.12.040 A. Densities and Dimensions – Public and Commercial/Industrial Zones

STANDARDS	Z O N E S	PUBLIC	COMMERCIAL/INDUSTRIAL					
		PUBLIC/ INSTITUTIONAL	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL
		P/I	NB	TB	GB	CBD	O	I
Base Density: Dwelling Unit/Acre				12 du/ac		36 du/ac	36 du/ac	
Maximum Density: Dwelling Unit/Acre						48 du/ac (1) (3)	48 du/ac (3)	
Minimum Lot Area								
Minimum Depth/ Width (1)								
Minimum Street Setback (17)		10 ft	10 ft (5) 20 ft. (11)	10 ft (2) (5) (14)	10 ft (5) 25 ft (15)	10 ft (10) (5)	10 ft	25 ft 10 ft (9) (14) (15)
Minimum Interior Setback (13)		20 ft (7) (16)	10 ft.	20 ft (7) (14)	25 ft (7) (15)	20 ft (7)	20 ft (7)	20 ft (7) (14) (15) 50 ft (8) (14)
Base Height (10)		45 ft (4)	35 ft.	35 ft (14) (18)	35 ft	35 ft (6) (12)	45 ft (4) (18)	45 ft (14)
Maximum Building Coverage: Percentage								
Maximum Floor/Lot Ratio: Square Feet		4/1	1/1	1/1	2/1	2.5/1	4/1	3/1
Maximum Impervious Surface: Percentage		85%	75%	85% (14)	85%	90%	75%	90% (14)
Maximum Building Sq. Footage			10,000					

21.12.040 B. Development Conditions.

- (1) A transit-oriented housing development, as defined in WMC 21.06.662, and meeting the criteria contained in WMC 21.38.090(2) may use alternative development standards in WMC 21.38.090(3) as a method of calculating allowable dwelling units.

Attachment 1, page 2 of 2

- (2) Ten (10) foot setback may not be required on those sites abutting a designated pedestrian-oriented street pursuant to City of Woodinville Design Guidelines, or as may hereafter be amended.
- (3) Unless subject to WMC 21.12.040B(1), these densities may only be achieved through the application of residential density incentives or transfer of density credits, see WMC 21.34 and 21.36.
- (4) Height is limited to thirty-five (35) feet when development abuts a low or moderate residentially zoned property.
- (5) Gas station pump islands shall be placed no closer than twenty-five (25) feet to street front lines.
- (6) Mixed use developments that include a minimum of 25% of the total area as office space may increase height limits to a maximum of forty-five (45) feet.
- (7) Twenty (20) foot setback only required along property lines adjoining residential zones, otherwise no specific interior setback requirement.
- (8) Fifty (50) foot setback only required along property lines adjoining residential zones for industrial uses established by conditional use permits, otherwise no specific interior setback requirement.
- (9) Ten (10) foot setback permitted only on those sites not abutting a designated arterial street.
- (10) Height limits may be increased when portions of the structure or building which exceed the base height limit provide one (1) additional foot of street and interior setback beyond the required setback for each foot above the base height limit, provided the maximum height may not exceed forty-five (45) feet.
- (11) Twenty (20) foot setback required only along property lines adjoining the Woodinville-Duvall Road right-of-way.
- (12) Developments that provide structured parking for all required on-site parking, may exceed the height limit by one (1) story for every level of parking provided, to a maximum of forty-five (45) feet.
- (13) See WMC 21.16.060, Landscaping - interior lot lines.
- (14) If located in the Tourist District, see WMC 21.38.065.
- (15) Twenty-five (25)-foot setback only required along property lines adjoining the SR 202, and Woodinville-Snohomish Road rights-of-way. See WMC 21.16.080(2) for landscaping requirements.
- (16) Fifty (50)-foot setback required along property lines abutting agriculturally zoned parcels.
- (17) Does not apply to signage. For applicable sign setbacks, see WMC 21.20.
- (18) Height may be increased to 49 feet when authorized by a development agreement.

Exhibit 15 Home Occupation Internet Sales

City of Woodinville 2007 Annual Docket

ZCA2007-0020 Housekeeping: Home Occupation Internet Sales

Request:

Amend WMC 21.30.040(6) to include internet sales as an allowed home occupation as an accessory activity.

Proposal:

Approve request by amending WMC 21.30.040(6), Home Occupation as follows, additions are underlined and deletions are shown as ~~strike throughs~~:

- 21.30.040 Home occupation.** Residents of a dwelling unit may conduct one or more home occupations as accessory activities, provided:
- (1) The total area devoted to all home occupation(s) shall not exceed twenty (20) percent of the floor area of the dwelling unit. Areas within attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for storage of goods associated with the home occupation;
 - (2) All the activities of the home occupation(s) shall be conducted indoors, except for those related to growing or storing of plants used by the home occupation(s);
 - (3) No non-resident shall be employed by the home occupation(s);
 - (4) The following activities shall be prohibited as home occupations:
 - (a) Automobile, truck and heavy equipment repair;
 - (b) Autobody work or painting;
 - (c) Parking and storage of heavy equipment; and
 - (d) Storage of building materials for use on other properties;
 - (5) In addition to required parking for the dwelling unit, one on-site parking stall shall be provided when services are rendered on-site;
 - (6) Sales shall be limited to mail order, internet sales and telephone sales with off-site delivery;
 - (7) Services to patrons shall be arranged by appointment or provided off-site;
 - (8) The home occupation(s) may use or store a vehicle for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:
 - (a) No more than one (1) such vehicle shall be allowed;
 - (b) Such vehicle shall not park within any required setback areas of the lot or on adjacent streets; and
 - (c) Such vehicle shall not exceed a weight capacity of one (1) ton; and
 - (9) The home occupation(s) shall not use electrical or mechanical equipment that results in:

- (a) A change to the fire rating of the structure(s) used for the home occupation(s);
 - (b) Visual or audible interference in radio or television receivers, or electronic equipment located off-premises; or
 - (c) Fluctuations in line voltage off-premises.
- (10) A home occupation permit is approved by the Planning Director for each home occupation.

Exhibit 16 Technical Terms and Land Use Definitions Update

City of Woodinville 2007 Annual Docket

ZCA2007-0020 Housekeeping: Technical Terms & Land Use Definitions Update

Request:

Add definitions for public facilities, pervious surfacing materials, public sewer, and zone to WMC 21.06. These are terms used in the Zoning Code, but not defined in the Technical Terms and Land Use Definition Chapter (WMC 21.06).

Proposal:

Approve request by amending WMC 21.06 Technical Terms and Land Use Definitions as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

- 21.06.228** **Facilities, public.** Facilities, public: include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm water management system, sewage disposal systems, parks, and recreation facilities and schools directly controlled by a public authority.
- 21.06.453** **Pervious surfacing materials.** Pervious surfacing material: engineered building materials arranged, manufactured or assembled in such a way to allow storm water to flow through to recharge groundwater. Pervious concretes (asphalts), applied as pavement, brick assemblies or other evaluated engineered products. These products require engineering of the product itself and the base materials. Special inspection is also required for the installation. Pervious surfacing materials are generally used for walkways, patios, off street parking lots, private easement access roads and similar hard surface areas.
- 21.06.4534** **Pet shop.** Pet shop: an establishment engaged in the retail sale of pets, small animals, pet supplies, or grooming of pets, including uses located in NAICS Industry No. 45391-Pet shops.
- 21.06.551** **Sewer, public.** Sewer, public: a sewage disposal system directly controlled by public authority.
- 21.06.800** **Zone.** Zone: a specifically designated area or district within which uniform regulations and requirements govern the use, placement spacing and size of land and buildings.

Exhibit 17 Temporary Use Permit Duration and Frequency

City of Woodinville 2007 Annual Docket

ZCA2007-0020 Housekeeping: Temporary Use Permit Duration and Frequency Clarification

Request:

Clarify the duration and frequency language in WMC 21.32.120.

Staff Recommendation:

Approve request by amending WMC 21.32.120, Temporary use permit – duration and frequency as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

- 21.32.120 Temporary use permits - duration and frequency.** Unless specified elsewhere in this chapter, temporary use permits shall be limited in duration and frequency as follows:
- (1) The temporary use permit shall be effective for no more than 180 days from the date of the first event or occurrence;
 - (2) The temporary use shall not exceed a total of sixty (60) days, ~~provided that this requirement~~ and applies only to the days the event(s) actually takes place;
 - (3) The temporary use permit shall specify a date upon which the use shall be terminated and removed; and
 - (4) A temporary use permit shall not be granted for the same temporary use on a property more than once per calendar year; and ~~provided that a temporary use permit may be granted for multiple events during the approval period.~~
 - (5) A temporary use permit may be granted for multiple temporary uses on a property once per calendar year.

Exhibit 18 WMC 17.07.030 Correction

ZCA2007-0020 Housekeeping: Decision Chart Correction

Additions are underlined> and deletions are shown as ~~strikethroughs~~:

17.07.030 Project permit application framework.

ACTION TYPE

PROCEDURE PROJECT PERMIT APPLICATIONS (TYPE I – IV) LEGISLATIVE					
	TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
Final Decision Made By:	Director	Director	Hearing Examiner	City Council	City Council
Recommendation Made By:	N/A	N/A	N/A	N/A	Planning Commission
Notice of Application:	No	Yes	Yes	No	No
Open Record Public Hearing:	No	Only if appealed, open record hearing before Hearing Examiner	Yes, before Hearing Examiner to render final decision	No	Yes, before Plng. Comm. to make recommendation to Council
Closed Record Appeal/Final Decision:	No	No	Only if appealed, then before Council, unless site-specific zoning map amendments, then before Council on ordinance adoption	Yes, before Council to render final decision	Yes, or Council could hold its own hearing
Judicial Appeal:	Yes	Yes	Yes	Yes	Yes

DECISIONS

TYPE I	TYPE II	TYPE III	TYPE IV	TYPE V
Boundary Line Adjustments Home Occupation Permits Home Industry Permits Temporary Use Permits	Short Plats Shoreline Development Permits Binding Site Plans Minor Modifications Subdivisions Administrative Interpretation Conditional Use Permit Administrative Approval	Conditional Use Permits – Hearing Examiner Approval Shoreline CUPs Shoreline Variances Site Specific Zoning Map Amendment Subdivisions – Preliminary Special Use Permits Variances Major Modifications Subdivisions	Subdivisions Final	Zoning Code Amendments Development Regulations Amendments Area-Wide Zoning Map Amendments Comprehensive Plan Amendments Annexations Right of Way <u>Subdivision</u> Vacations Development Agreements

Exhibit 19 WMC 21.28.030(3)(c) Correction

City of Woodinville 2007 Annual Docket

ZCA2007-0020 Housekeeping:
R-48/Office Overlay Minimum Density

Request:

Amend WMC 21.38.030(3)(c) to correct an apparent typographical error and bring the sub-section into compliance with WMC 21.12.030 requirement for the minimum density in the R-48 Zone to be 70% of the 48 units per acre base density (48 X 70% = 31.02). The existing 13.02 figure in said sub-section should be 31.02 or 31 units per acre.

Proposal:

Approve request by amending WMC 21.38.030(3)(c) as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

- 21.38.030 Specific development standards - high density residential R-48/Office**
- (3) Residential densities shall be developed as follows:
 - (a) The base residential density is forty-eight (48) dwelling units per acre;
 - (b) The maximum residential density is seventy-two (72) dwelling units per acre;
 - (c) The minimum number of dwelling units that may be allowed is ~~13.02~~ 31 units per acre;

Exhibit 20 Update Commercial Design Standards Reference

City of Woodinville 2007 Annual Docket

ZCA2007-0020 Housekeeping: Design Standards Reference

Request:

Amend WMC 21.12.040B(2); 21.16.050(4); 21.20.110(6)&(10)(c); 21.26.070(2)(b)(i); 21.26.080(1)(a); 21.28.020(4); 21.38.065(4)(d)&(e); and 21.38.065(5)&(6) to reflect adoption of Commercial Design Standards.

Proposal:

Approve request by amending WMC 21.12.040B(2); 21.16.050(4); 21.20.110(6)&(10)(c); 21.26.070(2)(b)(i); 21.26.080(1)(a); 21.28.020(4); 21.38.065(4)(d)&(e); and 21.38.065(5)&(6), (currently only referencing Design Guidelines) as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

- 21.12.040 B. Development Conditions.**
(2) Ten (10) foot setback may not be required on those sites abutting a designated pedestrian-oriented street pursuant to City of Woodinville Design Guidelines and Standards, or as may hereafter be amended.
- 21.16.050 Landscaping – street frontages.** Perimeter landscaping along street frontages shall be provided as follows:
(4) A ten (10)-foot width of Type III landscaping shall be provided for a commercial or attached/group residence development, except the ten (10) foot width of Type III landscape may not be required pursuant to City of Woodinville Design Guidelines and Standards; and
- 21.16.075 Landscaping – adjacent to public trails and other public used lands.**
(1) All development adjacent to publicly used trails and other public lands shall provide landscaping adjacent to and along the building façade that faces the trail or land at the rate of at least one (1) tree per fifty (50)-feet of façade. Exceptions may be made for those developments meeting Section IV.F of the City’s Design Guidelines and Standards.
- 21.20.110 Building signs.**
(6) Lettering: The maximum height for lettering is three (3) feet. The maximum height for logos is four (4) feet. Greater heights for lettering and logos may be approved through the Design Guidelines and Standards review process.

(10)Special provisions for awning, canopy, or marquee signs:
(c) Depth, Height and Projection: Awning, canopy, or marquee signs shall maintain a minimum clearance of eight (8) feet above finished grade and shall not project more than six (6) feet from the supporting building unless a greater projection is

approved by the Planning Director through the Design Guidelines and Standards review process.

21.26.070 Visibility and performance standards. All personal wireless service facilities locating within Woodinville shall comply with the following standards:

- (2) Building attached facilities (O, I, GB, CBD, TB, NB and P/I Zones).
 - (a) Antennas. Building-mounted antennas shall meet the following requirements:
 - (ii) Roof mounted antennas shall be placed pursuant to adopted Design Guidelines and Standards, and shall either be concealed or camouflaged as part of the building design. This may include the construction of false equipment penthouses on the roofs of buildings or some other concealment type structure, the design of which is approved by the Planning Director;
 - (b) Equipment enclosures.
 - (i) Rooftops. Equipment enclosures located on the roof of a building shall be placed pursuant to adopted Design Guidelines and Standards and shall either be concealed or camouflaged as part of the building with architecturally compatible design as approved by the Planning Director, or otherwise conditioned by adopted Design Guidelines and Standards.

21.26.080 Supplemental provisions - special uses.

- (1) In addition to the criteria for approval of special uses set forth in WMC 21.44, the following criteria shall apply to all personal wireless service facility permits denominated as special uses:
 - (a) The applicant has demonstrated that visual, noise, and other impacts associated with the proposed facility have been minimized to the maximum extent possible, as determined by the Planning Director, using existing concealment technology, site design, noise abatement techniques, concealment, disguise, camouflage, and/or the use of architecturally compatible improvements to existing structures where permitted, and/or underground placement of ancillary equipment. In evaluating the site design, consideration shall be given to whether the facility will blend into the surrounding topography, tree coverage, foliage, and other natural features and whether locating the facility in alternative locations upon the subject property, or reasonably available properties, would better conceal the facility through use of existing natural and built features in accordance with the City of Woodinville adopted Design Guidelines and Standards;

21.28.020 General Requirements.

- (4) Any building constructed for the purposes of a utility and requiring a building permit shall meet the landscaping requirements for utilities and subregional utilities in WMC 21.16 and, if applicable, the City's Design Guidelines and Standards.

21.38.065 Special district overlay - Tourist District.

- (4) The following development criteria shall apply to development proposals within the Tourist District Overlay:
 - (d) All development is subject to the City of Woodinville's Design Guidelines and Standards, except that:
 - i. Developments shall provide a ten (10) foot width of Pedestrian Space as defined in Appendix A and Section II.H.2.a of the City's Design Guidelines and Standards or provide ten (10) feet of Type III landscaping; and

- (e) All development with frontage on SR 202 is subject to the City's Design Guidelines and Standards ~~regulations~~ for pedestrian-oriented streets.
- (5) The following development standards and requirements shall apply to all development and all property under common ownership located within the Tourist District Overlay:
 - (i) Landscaping shall meet the standards set forth in the City's Design Guidelines and Standards, provided that:
- (6) All development in the Tourist District shall be subject to design review, provided:
 - (b) Design review shall be performed considering the following factors:
 - i. These regulations;
 - ii. The City's Design Guidelines and Standards;

Exhibit 21 NAICS Update

City of Woodinville 2007 Annual Docket

ZCA2007-0020 Housekeeping: Replace SIC References

Request:

Amend WMC 21. 38.065(2)(a) through (d); and WMC21.38.065(3)(a) to reflect adoption of the North American Industrial Classification System (NAICS) in place of the Standard Industrial Classification system (SIC).

Proposal:

Approve request by amending WMC 21. 38.065(2)(a) through (d) as follows, additions are underlined and deletions are shown as ~~strikethroughs~~:

21.38.065 Special district overlay - Tourist District.

- (2) The following additional uses are permitted in the Tourist District Overlay:
 - (a) Wineries, breweries and distilleries (SIC No.208) NAICS 312, and those uses customarily associated with wineries, breweries, and distilleries including administrative offices, grounds maintenance, gardens, parking, visitor services, retail outlets primarily for products produced on-site, public concert and theatrical events, restaurants, as well as beer and wine tasting events and facilities;
 - (b) Manufacture of arts and crafts, provided that at least ten (10) percent of floor area is devoted to retail;
 - (c) Manufacture of bakery (~~SIC No. 205~~ NAICS 311811), confectionery (~~SIC No. 286~~ NAICS 722213), and other specialty food and kindred products provided that at least ten (10) percent of the products manufactured on site must be sold on site;
 - (d) Tourist-related retail and commercial uses: bike shops, delicatessens, art/northwest craft shops, and food stores limited to ~~SIC No. 543 through 549~~ NAICS 4452.
- (3) Manufacturing uses that are permitted in the underlying zoning are allowed in the Tourist District, except that:
 - (a) No primary manufacturing, including smelting or refining, as defined in the SIC NAICS Manual, is allowed;