

# ORIGINAL

## ORDINANCE NO. 127

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON AMENDING ORDINANCE NO. 43, ADOPTING THE INTERIM ZONING CODE, PERMITTING RETAIL ACTIVITY IN INDUSTRIAL ZONES AS A PERMITTED USE IN THE INDUSTRIAL ZONE.

**WHEREAS**, a complete Zoning Code Amendment application was submitted on December 29, 1993 requesting an amendment to certain sections of the City of Woodinville Interim Zoning Code to allow gymnastic schools as a permitted use in the Industrial Zone; and

**WHEREAS**, pursuant to the Washington State Environmental Policy Act (SEPA) and WMC 14.04, Environmental Protection Regulations, a Declaration of Non-Significance (DNS) was issued on January 3, 1994, and the comment period for the DNS concluded on January 18, 1994 without comment or appeal; and

**WHEREAS**, pursuant to WMC 21A.39, Application/Notice Requirements, the City of Woodinville Planning Commission held a public hearing on June 7, 1995 to receive public testimony and evidence concerning the requested amendment; and

**WHEREAS**, in compliance with WMC 21A.46.030, Required Findings, the City Council has determined the following amendment to the text of the City of Woodinville Interim Zoning Code is appropriate based on the following findings of fact:

1. The applicant, a citizen, is authorized to initiate a zoning code amendment under WMC 21A.46.020.
2. The applicant has submitted a valid application under current administrative rules to amend the Interim Zoning Code.
3. The City Staff has reviewed the application and the SEPA Checklist including Supplemental Sheet for Nonproject Actions and the Responsible Official of the City has issued a Determination of Non-Significance under the State Environmental Policy Act on May 15, 1995 for the requested zoning code amendment. No comments were received during the comment period that ended on May 30, 1995
4. The proposed amendment to the zoning code is necessary to directly support some industrial uses.
5. The proposed use, if limited as a percentage of gross area with a maximum regardless of gross area size does not alter the purpose of the Industrial zone stated in WMC 21A.04.130 A.

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6. The effect of the proposed amendment on demands for public services needed such as traffic, domestic and fire protection water, sanitary sewer, and public safety are not in excess of demands expected for development in the industrial zone.
7. The (proposed) amendment is consistent with the purposes of the Interim Comprehensive Plan. (WMC 21A.46.030 A.)
8. The (proposed) amendment is consistent with the purpose of the Interim Zoning Code. (WMC 21A.46.030 B.)
9. There have been significant changes in circumstances to warrant a change. (WMC 21A.46.030 C.)
10. The benefit or cost to the public health, safety and welfare is sufficient to warrant the action. (WMC 21A.46.030 D.)

THE CITY COUNCIL OF THE CITY OF WOODINVILLE, WASHINGTON, DO  
ORDAIN AS FOLLOWS:

Section 1: Section 21A.06.010A of the Woodinville Municipal Code (WMC) which  
previously read:

**21A.06.010 Accessory use, commercial/industrial.** Accessory use,  
commercial/industrial:

A. A use that is subordinate and incidental to a commercial or industrial use;  
including, but not limited to the following uses:

1. Administrative offices;
2. Employee exercise facilities;
3. Employee food service facilities;
4. Incidental storage of raw materials and finished products sold or  
manufactured on-site;
5. Business owner or caretaker residence;
6. Cogeneration facilities; and
7. Ground maintenance facilities.

B. Some accessory uses within the scope of this section may be defined  
separately to enable the code to apply different conditions of approval.

is hereby amended to read:

**21A.06.010 Accessory use, commercial/industrial.** Accessory use, commercial/industrial:

A. A use that is subordinate and incidental to a commercial or industrial use;  
including, but not limited to the following uses:

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1. Administrative offices;
  2. Employee exercise facilities;
  3. Employee food service facilities;
  4. Incidental storage of raw materials and finished products sold or manufactured on-site;
  5. Business owner or caretaker residence;
  6. Cogeneration facilities; and
  7. Ground maintenance facilities.
  8. Retail used for items manufactured on site, not to exceed ten percent of the gross floor area of the principal manufacturing use.
- B. Some accessory uses within the scope of this section may be defined separately to enable the code to apply different conditions of approval.

Section 2: **Section 21A.08.080A (Table)** of the WMC is hereby amended to read:

A. MANUFACTURING LAND USES, SPECIFIC LAND USE, Accessory use  
Commercial/Industrial, INDUSTRIAL (column), P12, 13.

Section 3: **Section 21A.08.080B(12)** is hereby added to the WMC to read:

12. Retail activity is limited to items manufactured or assembled on site.
13. Retail area is limited to ten percent of the gross floor area not to exceed three (3000) thousand square feet regardless of gross floor area of the principal manufacturing use.

**Section 4. Effective date.** This ordinance shall be in full force and effect upon adoption and shall be considered an emergency to protect the health, safety and public peace of the citizens of Woodinville.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE  
<sup>10</sup>26TH DAY OF ~~JUNE~~, 1995.

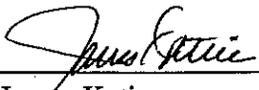
*July*

APPROVED:

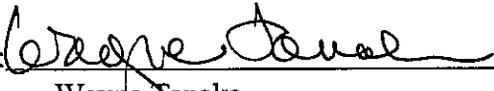
  
Lucy DeYoung, Mayor

ATTEST/AUTHENTICATED:

**ORIGINAL**

By:   
James Katica  
City Clerk/Treasurer

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
Wayne Tanaka  
City Attorney

FILED WITH THE CITY CLERK:  
PASSED BY THE CITY COUNCIL: July 10, 1995  
PUBLISHED: July 17, 1995  
EFFECTIVE DATE: July 22, 1995  
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