

ORDINANCE NO. 295

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING THE CITY OF WOODINVILLE COMPREHENSIVE PLAN AND AMENDING THE CITY OF WOODINVILLE ZONING CODE AND MAP RELATING TO THE NEIGHBORHOOD BUSINESS DESIGNATION AND TO INCLUDE A NEW TOURIST BUSINESS DESIGNATION AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Woodinville City Council adopted Ordinance No. 157, adopting the City's GMA Comprehensive Plan on June 24, 1996.

WHEREAS, the Woodinville City Council adopted Ordinance No. 172, establishing a procedure for amending its Comprehensive Plan;

WHEREAS, the Woodinville City Council adopted Ordinance No. 175, adopting a Zoning Code and Map,

WHEREAS, the Woodinville City Council has determined that certain amendments are necessary to keep the Comprehensive Plan and Zoning Code updated and to accommodate the needs of its citizens,

WHEREAS, the Woodinville City Council has reviewed the amendment contained in Attachment A through G and finds that these amendments meet the required criteria in Ordinance No. 172, and WMC 21.346.030,

WHEREAS, a public hearing was held by the City of Woodinville Planning Commission on June 20th, 2001; and on October 17th, 2001,

WHEREAS, the requirements of the State Environmental Policy Act (SEPA) RCW 43.21C have been met.

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

Section 1. Amendment of the Purpose and Intent Statements of the Comprehensive Plan and Zoning Code. The Purpose and Intent Statements of the City of Woodinville Comprehensive Plan and Zoning Code are hereby amended to read as set forth in Attachment B, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 2. Amendments to Sections 21.08.030 through 21.08.100 Permitted Land Use Charts of the Zoning Code Adopted. The Permitted Land Use Charts of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment C, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 3. Amendments to Section 21.12.040 Densities and Dimensions requirements of the Zoning Code Adopted. The Densities and Dimensions requirements of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment D, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 4. Amendments to Chapter 21.04 Zones, Maps and Designations of the Zoning Code Adopted. Chapter 21.04 of the City of Woodinville Zoning Code is hereby amended to read as set forth in Attachment E-1, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 5. Amendments to Chapter 21.20 Sign Development Standards of the Zoning Code Adopted. The Sign Development Standards of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment E-2, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 6. Amendments to Section 21.32.110 Temporary Use Permits exemptions of the Zoning Code Adopted. The Temporary Use Permit exemptions section of the City of Woodinville Zoning Code is hereby amended to read as set forth in Attachment E-3, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 7. Amendments to Section 21.34.020 Permitted Locations of Residential Density Incentives of the Zoning Code Adopted. The Permitted Locations of Residential Density Incentives section of the City of Woodinville Zoning Code is hereby amended to read as set forth in Attachment E-4, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 8. Amendments to Section 21.36.040 Receiving Sites of the Zoning Code Adopted. The Receiving Site section, pertaining to the transfer of density credits, of the City of Woodinville Zoning Code is hereby amended to read as set forth in Attachment E-5, which is incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~

Section 9. Amendments to the Comprehensive Plan Future Land Use Map Adopted. The Comprehensive Plan Future Land Use Map is hereby amended as set forth in Attachment F, which is incorporated by this reference as if set forth in full. New text is shown by underline.

Section 10. Amendments to the Zoning Maps Adopted. The Zoning Map is hereby amended as set forth in Attachment G, which is incorporated by this reference as if set forth in full. New text is shown by underline.

Section 11. Authorization for changing the Comprehensive Plan Future Land Use and Zoning Maps Adopted. The Planning Director is hereby authorized and directed to make the necessary changes to the City's Comprehensive Plan Future Land Use Map and Zoning Maps as set forth in this Ordinance.

Section 12. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance. Provided, however, that if any section, sentence, clause, or phrase of this Ordinance, or any change in a land use designation is held to be invalid by a court of competent jurisdiction, or by the Growth Management Hearings Board, then the section, sentence, clause, phrase, or land use designation in effect prior to the effective date of this ordinance, shall be in full force and effect for that invalidated section, sentence, clause, phrase, or land use designation, as if this ordinance had never been adopted.

Section 13. Copy to CTED. Pursuant to RCW 36.70A.106(3), the City Clerk is directed to send a copy of the amendments to the State Department of Community, Trade, and Economic Development for its files within ten (10) days after adoption of this Ordinance.

Section 14. Effective Date. The adoption of this Ordinance, which is a power specifically delegated to the City legislative body, is not subject to referendum. This Ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS
13TH DAY OF NOVEMBER, 2001.

APPROVED:



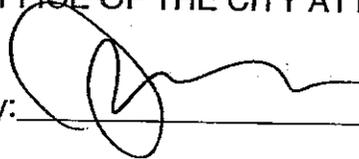
RANDOLPH L. RANSOM, MAYOR

ATTEST/AUTHENTICATED:



SANDRA PARKER
CITY CLERK/CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL: 11-13-2001
PUBLISHED: 11-19-2001
EFFECTIVE DATE: 11-24-2001
ORDINANCE NO. 295

ATTACHMENT B

Purpose & Intent Statements

Re: Neighborhood Business Designation

Comprehensive Plan Chapter 3, Section 3.4.1, page 11 after the "High Density Residential" paragraph include the following changes:

Neighborhood Business

The purpose and intent of the Neighborhood Business is to provide for small-scale, convenience retail shopping and office facilities at the neighborhood level located in accordance with the City of Woodinville Comprehensive Plan and encourage the compatible integration of small-scale shopping and office centers into the neighborhood areas which it serves.

Tourist Business

This designation provides convenient daily retail and personal services (including offices) for a limited service area while minimizing impacts of commercial activities on nearby residential properties. This designation does allow for a mix of housing and retail/service uses, including commercial tourist-related activity, and excludes industrial and large scale regional commercial uses.

Zoning Code Chapter 24.04, page 04-3 after Section 21.04.080 include the following changes:

21.04.085

Neighborhood business zone

- (1) The purpose and intent of the Neighborhood business is to provide for small-scale, convenience retail shopping and office facilities at the neighborhood level located in accordance with the City of Woodinville Comprehensive Plan and encourage the compatible integration of small-scale shopping and office centers into the neighborhood areas which it serves.
- (2) Use of this zone is appropriate in neighborhood centers designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.090

Tourist Neighborhood business zone.

- (1) The purpose of the Tourist neighborhood business zone (TNB) is to provide convenient daily retail and personal services ~~for a limited service area~~ and to provide for tourist oriented retail and commercial uses conducted in an environmentally sensitive manner to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:
 - (a) ~~Allowing Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding residential area;~~
 - (b) Allowing for a mix of housing and tourist oriented retail/service uses; and
 - (c) Excluding industrial and non-tourist oriented community/regional business-scaled uses.
- (2) Use of this zone is appropriate in neighborhood centers designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

**ATTACHMENT C
WMC 21.08 Land Use Chart Amendments**

WMC 21.08.030
A. RESIDENTIAL
LAND USE

KEY
P - Permitted Use
C - Conditional Use
S - Special Use

Z O N E	RESIDENTIAL				COMMERCIAL/INDUSTRIAL												
	L O W D E N S I T Y	M O D E R A T E D E N S I T Y	M E D I U M D E N S I T Y	H I G H D E N S I T Y	N E I G H B O R H O O D	B U S I N E S S	T O U R I S T	N E I G H B O R H O O D	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 A L
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TNB	GB	CBD	O	I	P/I					
	DWELLING UNITS, TYPES:																
*	Single detached	P	P	P													
*	Duplex	P10	P10	P10	P10												
*	Townhome	C10, 12	C7, 10, 12	P	P				P	P							
*	Apartment		P11	P	P		P		P	P							
*	Mobile home park		P	P			P		P	P							
*	Senior citizen assisted (See 21.06.188 for definition)		P11	P	P		P		P	P							
	GROUP RESIDENCES:																
*	Community residential facility	C15	C15	P15	P15		P15		P15	P15							P15
*	Dormitory	C2	C2	P2	P2				P2	P2	P2						P13
	ACCESSORY USES:																
*	Residential accessory uses	P3	P3	P3	P3		P3		P3	P3							P16
*	Home occupation (8)	P	P	P	P		P		P	P							
*	Home industry (9)	C	C	C	C												
	TEMPORARY LODGING:																
7011 (1)	Hotel/Motel								P	P							
*	Bed and breakfast guesthouse	P6	P6	P6	P6		P6		P6								
7041	Organization Hotel/Lodging houses								P								
*	Temporary shelter								P4								P17
*	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-48/0 regulations, see WMC 21.38.030
 (*) Definition of this specific Land Use, see WMC 21.06

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

WMC 21.08.040
A. RECREATIONAL / CULTURAL LAND USES

KEY
P - Permitted Use
C - Conditional Use
S - Special Use

ZONE	RESIDENTIAL					COMMERCIAL/INDUSTRIAL						PUB	INST	TUTIONAL
	LOW DENSITY	MEDIUM DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD	TOURIST	BUSINESS	GENERAL	BUSINESS	COMMERCIAL	OFFICE			
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19 +	NB	TNB	GB	CBD	O	I	P/I		
	PARK / RECREATION:													
*	Park	P1	P1	P1	P1	P1	P1	P	P	P	P	P		
*	Trails	P	P	P	P	P	P	P	P	P	P	P		
*	Destination Resorts								C2					
*	Marina			C4	C4		P5	P	P	P	P			
	AMUSEMENT/ ENTERTAINMENT:													
7832	Theater							P6	P6	P6				
7833	Theater, Drive-in							C6	C6					
792	Plays / Theatrical production								P6					
793	Bowling center							P						
	Sports club	C4	C4	C4	C4		C	P	P					
	Golf facility	C7	C7	C7	C7			P						
7999	Golf driving range	C8	C8	C8	C8			P7						
*	Shooting range							P10						
*	Amusement arcades							P	P					
7996	Amusement park							P	C					
*	Outdoor performance center							S	S					
*	Indoor batting cage facility										C13			
*	Indoor go-cart racing facility							P14						
	CULTURAL:													
823	Library	P11 C	P11 C	P11 C	P11 C		P		P	P		P3		
841	Museum	P11 C	P11 C	P11 C	P11 C		P		P	P	P	P3		
842	Arboretum	P	P	P	P		P		P	P		P3		
866	Churches, synagogues, and temples	P12 C	P12 C	P12 C	P12 C		P	P	P	P				
*	Conference Center	P11 C	P11 C	P11 C	P11 C				P	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
 Application and Review Procedures, see WMC 21.40 through 21.44
 Tourist District Regulations, see WMC 21.38.065
 R-48/0 regulations, see WMC 21.38.030
 (*) Definition of this specific Land Use, see WMC 21.06

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

WMC 21.08.050
**A. GENERAL SERVICES
 LAND USES**

KEY
 P - Permitted Use
 C - Conditional Use
 S - Special Use

Z O N E	RESIDENTIAL				COMMERCIAL/INDUSTRIAL								P U B L I C	I N S T R U C T I O N A L		
	L O W D E N S I T Y	M O D E R A T E D D E N S I T Y	M E D I U M D E N S I T Y	H I G H D E N S I T Y	N E I G H B O R H O O D	B U S I N E S S	T O U R I S T	N E I G H B O R H O O D	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

SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TNB	GB	CBD	O	I	P/I
	PERSONAL SERVICES:											
72	General Personal Service					P	P			P3		P18
7216	Dry cleaning plants								P			
7218	Industrial Laundress										P	
7261	Funeral Home/Crematory	C4	C4	C4	C4			P	P	P4		
*	Cemetery, Columbarium or Mausoleum	P26 C5	P26 C5	P26 C5	P26 C5		P26	P26 C5	P26 C5	P26		
*	Day care I	P6	P6	P6	P6	P	P	P	P	P7	P7	P18
*	Day care II	P8	P8	P8	P8	P	P	P	P	P8	P7	P18
*	Veterinary Clinic	P9 C10				P10	P10	P10	P10		P	
753 (1)	Automotive repair					P11		P	P		P	
754	Automotive service					P11	P11	P	P		P	
76	Miscellaneous repair							P	P		P	
83 (2)	Social Services	P12 C13	P12 C13	P12 C13	P12 C13	P13	P13		P	P	P	P
*	Stable	P14 C										
*	Kennel or Cattery	C						P	P27			
	HEALTH SERVICES:											
801-04	Office / Outpatient Clinic	P12,30 C13,30	P12,30 C13,30	P12,30 C13,30	P12,30 C13,30	P	P30		P30	P30		P18, 30
805	Nursing and personal care facilities				C30				P30			P18, 30
806	Hospital								P30	C30		P18, 30
807	Medical / Dental Lab								P30	P30	P30	P18, 30
808-09	Miscellaneous Health									P30		P18, 30
	EDUCATION SERVICES:											
*	Elementary or Middle / Junior High School	P16,30 C30	P16,30 C15, 30	P16, 30 C30	P16, 30 C30				C30			P30
*	Secondary or High School	P16,30 C30	P16,30 C15,30	P16,30 C30	P16,30 C30				P30			P30
*	Vocational School							P30	P30	P17, 30	P30	P30
*	Specialized Instruction School	P19,30 C20,30	P19,30 C20,30	P19,30 C20,30	P19,30 C20,30	P	P30		P30	P17, 30		P21, 30
*	Preschool	C28,30	C28,30	C28,30	C28,30	P	P30		P30	P30		P30
*	School District Support Facility	C25,30	C25, 30	P25,30 C30	P25,30 C30		C30	P30	P30	P30	P30	P30
	Gymnastic Schools								P29,30		P29, 30	

GENERAL CROSS REFERENCES:
 Development Standards, see WMC 21.12 through 21.30
 Application and Review Procedures, see WMC 21.40 through 21.44
 R-48/0 regulations, see WMC 21.38.030
 Land Use Table Instructions, see WMC 21.08.020 and 21.02.070
 General Provisions, see WMC 21.32 through 21.38
 Tourist District Regulations, see WMC 21.38.065
 (*) Definition of this specific Land Use, see W1.06

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

WMC 21.08.055
A. INSTITUTIONAL
LAND USES

KEY
P - Permitted Use
C - Conditional Use
S - Special Use

ZONE	RESIDENTIAL					COMMERCIAL/INDUSTRIAL							PUB	INST
	LOW DENSITY	Moderate Density	Medium Density	High Density	Neighborhood	Business	Tourist	Neighborhood	Business	General	Business	Central		
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TNB	GB	CBD	O	I	P/I		
*	Public agency or utility office	P1,9 C2,9	P1,9 C2,9	P1,9 C2,9	P1,9 C2,9		P2,9	P9	P9	P9		P9		P9
*	Public agency or utility yard	P3,9	P3,9					P9	P9		P9	P9		P9
*	Public agency archives							P9	P9	P9	P9	P9		P9
921	Court								P9	P9	P9	P9		P9
9221	Police Facility					P5		P9	P9	P9	P9	P9		P9
9224	Fire Facility	C4,9	C4,9	C4,9	C4,9		P9	P9	P9	P9	P9	P9		P9
*	Utility Facility	P9	P9	P9	P9		P9	P9	P9	P9	P9	P9		P9
*	Minor Communication Facility (6)	C9	C9	C9	C9		C9	P9	P9	P9	P9	P9		P9, 12
*	Private Stormwater Management Facility	P7, 9	P7, 9	P7, 9	P7, 9		P8, 9	P8, 9	P8, 9	P8, 9	P8, 9	P8, 9		P9
	Interim Recycling Facility	P9, 10, 11	P9, 10, 11	P9, 10, 11	P9, 10, 11	P10	P9, 10	P9,	P9	P9, 10	P9	P9, 10		P9, 12
*	Personal Wireless Facilities (13)	13	13	13	13	P13	13	13	13	13	13	13		13

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-48/0 regulations, see WMC 21.38.030
 (*) Definition of this specific Land Use, see WMC 21.06

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

WMC 21.08.060
**A. BUSINESS SERVICES
LAND USES**

KEY
P - Permitted Use
C - Conditional Use
S - Special Use

Z O N E	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							M U L T I T U O N A L				
	L O W D E N S I T Y	M O D E R A T E D E N S I T Y	M E D I U M D E N S I T Y	H I G H D E N S I T Y	N E I G H B O R H O O D	B U S I N E S S	T O U R I S T	N E I G H B O R H O O D	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
	R1-4	R5-8	R9-18	R19 +	NB	TNB		GB	CBD	O	I	PI				
15-17	Construction and Trade															
*	Individual Transportation and Taxi															
421	Trucking and Courier Service															
*	Warehousing, (1) and Wholesale Trade															
*	Self-service Storage															
4221	Farm Product Warehousing, Refrigeration and Storage															
4222	Log Storage															
*	Transportation Service															
47	Freight and Cargo Service															
473	Passenger Transportation Service															
472	Communication Offices															
48	Telegraph and other Communications															
482	General Business Service															
*	Professional Office															
7312	Outdoor Advertising Service															
735	Miscellaneous Equipment Rental															
751	Automotive Rental and Leasing															
752	Automotive Parking															
7941	Professional Sport Teams/Promoters															
873	Research, Development and Testing															
*	Heavy Equipment and Truck Repair															
*	Commercial/Industrial Accessory Uses															
*	Helistop															

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-48/0 regulations, see WMC 21.38.030
 (*) Definition of this specific Land Use, see WMC 21.06

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

WMC 21.08.070
A. RETAIL
LAND USES

KEY
P - Permitted Use
C - Conditional Use
S - Special Use

SIC#	SPECIFIC LAND USE	ZONE	RESIDENTIAL				COMMERCIAL/INDUSTRIAL						
			LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST	NEIGHBORHOOD BUSINESS	GENERAL BUSINESS	BUSINESS	CEINTRAL BUSINESS	OFFICE
			R1-4	R5-8	R9-18	R19+	NB	TNB	GB	CBD	O	I	P/I
*	Building, Hardware and Garden Materials							P2	P	P			
*	Forest Products Sales											P	
*	Department and Variety Stores							P5	P	P			
54	Food Stores						P	P	P	P			
*	Agricultural Crop Sales		P3, 7						P	P8			
*	Motor Vehicle and Boat Dealers								P9				
553	Auto Supply Stores								P	P12			
554	Gasoline Service Stations						P	P	P	P			
56	Apparel and Accessory Stores						P	P		P			
*	Furniture and Home Furnishings Stores								P	P			
	Eating and Drinking Places						P10,16	P10, 16	P	P12	P	P6	P1
	Drug Stores							P	P	P	P		P13
592	Liquor Stores								P	P			
593	Used Goods: Antiques/Secondhand Shops						P	P		P			
*	Sporting Goods and related Stores						P	P	P	P			
*	Book, Stationery, Video and Art Supply Stores						P	P11		P11			
*	Jewelry Stores						P	P		P			
*	Monuments, Tombstones, and Gravestones								P			P	
*	Hobby, Toy, Game Shops						P	P		P			
*	Photographic and Electronic Shops						P	P		P			
*	Fabric Shops								P			P	
598	Fuel Dealers												P13
*	Florist Shops						P	P		P	P		
*	Personal Medical Supply Stores						C			P			
*	Pet Shops						P	P		P			
*	Bulk Retail								P	P12			
*	Auction Houses								P			P	
5561	Truck and Motorhome Dealers (14)								P			P	
5015	Auto Parts Yard								P			P	
*	Sexually Oriented Businesses (15)								P11			P11	
*	Gift Shops						P	P		P			P13

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see WMC 21.08.020 and 21.02.070
 General Provisions, see WMC 21.32 through 21.38
 Tourist District Regulations, see WMC 21.38.065
 (*) Definition of this specific Land Use, see WMC 21.06

Development Standards, see WMC 21.12 through 21.30
 Application and Review Procedures, see WMC 21.40 through 21.44
 R-48/0 regulations, see WMC 21.38.030

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

WMC 21.08.080
A. MANUFACTURING
LAND USES

KEY
P - Permitted Use
C - Conditional Use
S - Special Use

ZONE	RESIDENTIAL				COMMERCIAL/INDUSTRIAL								P I C I T I O N A L	
	L O W D E N S I T Y	M O D E R A T E D E N S I T Y	M E D I U M D E N S I T Y	H I G H D E N S I T Y	N E I G H B O R H O O D	B U S I N E S S	T O U R I S T	N E I G H B O R H O O D	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
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19 +	NB	TNB	GB	CBD	O	I	P/I		
20	Food and Kindred Products													
2082/ 2084	Winery/Brewery							C				P2		
22	Textile Mill Products							C				P		
23	Apparel and other Textile Products											P		
24	Wood Products, except furniture							C				P		
25	Furniture and Fixtures							C6				P		
26	Paper and Allied Products							C				P		
27	Printing and Publishing											P		
28	Chemicals and Allied Products					P7	P7	P7	P7	P7		P		
2911	Petroleum Refining and related industries											P		
30	Rubber and Misc. Plastics Products											C		
31	Leather and Leather Goods											P		
32	Stone, Clay, Glass and Concrete Products							C				P		
33	Primary Metal Industries							P9				P		
34	Fabricated Metal Products											C		
35	Industrial and Commercial Machinery											P		
351-55	Heavy Machinery and Equipment											P		
357	Computer and Office Equipment											C		
36	Electronic and other Electric Equipment							C		C		P		
374	Railroad Equipment							C				P		
376	Guided Missile and Space Vehicle Parts											C		
379	Miscellaneous Transportation Vehicles											C		
38	Measuring and Controlling Instruments							C		C		P		
39	Miscellaneous Light Manufacturing											C		
*	Motor Vehicle and Bicycle Manufacturing											P		
*	Aircraft, Ship and Boat Building											C		
7534	Tire Retreading											P10		
781-82	Movie Production/Distribution											C		
*	Accessory Use Commercial/Industrial							P				P		
												P12, 13		

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-48/0 regulations, see WMC 21.38.030
 (*) Definition of this specific Land Use, see WMC 21.06

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

WMC 21.08.090
 A. RESOURCE
 LAND USES

KEY
 P - Permitted Use
 C - Conditional Use
 S - Special Use

SIC#	SPECIFIC LAND USE	RESIDENTIAL				COMMERCIAL/INDUSTRIAL						I	P/I
		LOW DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST	NEIGHBORHOOD BUSINESS	GENERAL	BUSINESS	CENTRAL	BUSINESS		
		R1-4	R5-8	R9-18	R19+	NB	TNB	GB	CBD	O			
	AGRICULTURE:												
01	Growing and Harvesting Crops	P										P	
02	Raising Livestock and Small Animals	P6										P	
	FORESTRY:												
08	Growing and Harvesting Forest Product	P										P	
*	Forest Research									P2		P	
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	C										P	
0273	Aquaculture (1)	C										P	
*	Wildlife Shelters												
	MINERAL:												
10-14	Mineral Extraction											P	
32	Processing of Minerals											P	
2951	Asphalt Paving Mixtures and Block												
	RESOURCE ACCESSORY USES:												
*	Resource Accessory Uses											P4	

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-48/0 regulations, see WMC 21.38.030
 (*) Definition of this specific Land Use, see WMC 21.06

**ATTACHMENT C
WMC 21.08 Land Use Chart Amendments**

WMC 21.08.100
A. REGIONAL
LAND USES

KEY
P - Permitted Use
C - Conditional Use
S - Special Use

Z O N E	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							P U B L I C	I N T E R N A T I O N A L
	L O W D E N S I T Y	M O D E R A T E D E N S I T Y	M E D I U M D E N S I T Y	H I G H D E N S I T Y	B U S I N E S S	T O U R I S T D I S T R I C T	N E I G H B O R H O O D	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		

SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TNB	GB	CBD	O	I	P/I
*	Jail							S11	S11	S11		S11
*	Work Farm/Camp											
*	Work Release Facility							S11	S11	S11		
*	Public Agency Animal Control Facility							S11	S11		P11	S11
*	Public Agency Training Facility							S3, 11	S3, 11	S3, 11	C4, 11	S11
*	Hydroelectric Generation Facility	C11, 13, S11									S11	
*	Non-hydroelectric Generation Facility	C11, 12, S11					C12, 11, S11	C11, 12, S11	C11, 12, S11	C11, 12, S11	P11, 12, S11	
*	Major Communication Facility										S6c, 11	
*	Personal Wireless Facilities (14)	14	14	14	14	14	14	14	14	14	14	14
*	Earth Station	P6a	P6a	P6a	P6a		P6b, 11	P6b, 11	P6b, 11	P6b, 11	P6b, 11	P6b, 11
13	Oil and Gas Extraction	S11	S11	S11	S11		S11	S11	S11	S11	C11	
*	Energy Recourse Recovery Fac										S11	
*	Soil Recycling/Incineration Fac.										C11	
*	Landfill										S11	S8, 11
*	Transfer Station							S11	S11		P11	S11
*	Wastewater Treatment Facility							S11	S11		C11	S11
*	Municipal Water Production	S11	S11	S11	S11		S11	S11	S11	S11	S11	S11
*	Airport/Heliport	S11	S11	S11	S11		S11	S11	S11	S11	S11	S8, 11
*	Landing Field	S11	S11	S11	S11		S11	S11	S11	S11	S11	S8, 11
*	Transit Bus Base							S11	S11		P11	S11
*	Transit Park and Ride Lot	C11	S11	S11	S11		P11	P11	P11	P11	P11	S11
*	School Bus Base	C5, 11, S11	C5, 11, S11	C5, 11, S11	C5, 11, S11		S11	S11	S11	S11	P11	S8, 11
7948	Racetrack	S7, 11	S11	S7, 11	S7, 11		S7, 11	S11	S7, 11	S7, 11		
*	Fairground							S11	S11			S8, 11
8422	Zoo/Wildlife Exhibit (2)							S11	S11			S8, 11
651	Stadium/Arena							S11	S11		S11	P11
8221-8222	College/University (1)	P9, 11, C10, 11, S11		P9, 11, C10, 11, S11		P11	P11	P11	P11			

GENERAL CROSS REFERENCES:
 Land Use Table Instructions, see WMC 21.08.020 and 21.02.070
 General Provisions, see WMC 21.32 through 21.38
 Tourist District Regulations, see WMC 21.38.065
 (*) Definition of this specific Land Use, see WMC 21.06
 Development Standards, see WMC 21.12 through 21.30
 Application and Review Procedures, see WMC 21.40 through 21.44
 R-48/0 regulations, see WMC 21.38.030

ATTACHMENT C
WMC 21.08 Land Use Chart Amendments

ATTACHMENT D
WMC 21.12 Density & Dimensions Requirements Amendments

21.12.040 A Densities and Dimensions - Resource and Commercial/Industrial Zones

STANDARDS	ZONES	PUBLIC		COMMERCIAL/INDUSTRIAL				
		PUBLIC/INSTITUTIONAL	NEIGHBORHOOD BUSINESS	TOURIST NEIGHBORHOOD BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL
		P/I	NB	TNB	GB	CBD	O	I
Base Density: Dwelling Unit/Acre				8 du/ac		36 du/ac	36 du/ac	
Maximum Density: Dwelling Unit/Acre				12 du/ac (3)		48 du/ac (3)	48 du/ac (3)	
Minimum Lot Area								
Minimum Depth/ Width (1)								
Minimum Street Setback (17)		10 ft	10 ft 20 ft (5) (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)	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) The depth-to-width ratio shall be no greater than the ratio indicated.
- (2) Ten (10) foot setback may not be required on those sites abutting a designated pedestrian-oriented street pursuant to City of Woodinville Design Principles, or as may hereafter be amended.
- (3) 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 provide 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.

ATTACHMENT D
WMC 21.12 Density & Dimensions Requirements Amendments

- (10) Except in the N.B. Zone, height limits may be increased when portions of the structure 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) ~~(Reserved)~~. Twenty(20) foot setback required only along property lines adjoining the Woodinville-Duvall Road right-of-way.
- (12) Developments that provide underground 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.

21.12.050 Measurement methods. The following provisions shall be used to determine compliance with this title:

- (1) Street setbacks shall be measured from the existing edge of a street right-of-way and/or primary vehicle access easement, or temporary turnaround, except as provided by WMC 21.12.140;
- (2) Lot widths shall be measured by scaling a circle of the applicable diameter within the boundaries of the lot, provided that an access easement shall not be included within the circle;
- (3) Building height shall be measured from the average finished grade to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or the average height of the highest gable of a pitch or hip roof. The average finished grade shall be determined by first delineating the smallest square or rectangle which can enclose the building and then averaging the elevations taken at the midpoint of each side of the square or rectangle, provided that the measured elevations do not include berms;
- (4) Lot area shall be the total horizontal land area contained within the boundaries of a lot; and
- (5) Impervious surface calculations shall not include areas of turf, landscaping, natural vegetation, five (5) foot (or less) wide pedestrian walkways, or surface water retention/detention facilities.
- (6) The square footage of buildings and other structures shall be measured from the outside walls and shall include all spaces in between said walls.

CHAPTER 21.04 ZONES, MAPS AND DESIGNATIONS

SECTIONS:

- 21.04.010 Zones and map designations established.
- 21.04.020 Zone and map designation purposes.
- 21.04.030 (Reserved).
- 21.04.040 Public/institutional zone.
- 21.04.050 (Reserved).
- 21.04.060 (Reserved).
- 21.04.070 (Reserved).
- 21.04.080 Residential zone.
- 21.04.085 Neighborhood business zone
- 21.04.090 ~~Neighborhood~~ Tourist business zone.
- 21.04.100 General business zone.
- 21.04.110 Central business district.
- 21.04.120 Office zone.
- 21.04.130 Industrial zone.
- 21.04.140 High density residential/office zone.
- 21.04.150 Park.
- 21.04.160 Special district overlay designation.
- 21.04.170 Newly annexed territory.
- 21.04.180 Undesignated property.
- 21.04.190 Zoning maps and boundaries.

21.04.010 **Zones and map designations established.** In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

<u>ZONING DESIGNATIONS</u>	<u>MAP SYMBOL</u>
Public/Institutional	P/I
Residential	R (base density in dwellings per acre)
Neighborhood Business	NB
<u>Tourist Business</u>	<u>TB</u>
General Business	GB
Central Business District	CBD
Office	O
Industrial	I
High Density Residential/Office	R-48/O
Park	P
Special District Overlay	Pattern applied to affected area

21.04.020 **Zone and map designation purpose.** The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in the City of Woodinville. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title.

21.04.030 (Reserved).

21.04.040 **Public/institutional zone.**

- (1) The purpose of the public/institutional zone (P/I) is to provide and protect properties devoted to public and semi-public uses and uses providing social and physical services to the Woodinville Community. This purpose is accomplished by:
 - (a) Providing a zone in which uses serving public needs may be located;
 - (b) Limiting residential and privately owned operations; and
 - (c) Protecting adjacent properties from potential impacts of public uses.
- (2) Use of this zone is appropriate on properties designated by the Comprehensive Plan to be public and/or institutional, such as schools, government facilities, social services, hospitals, libraries, utilities, etc.

21.04.050 (Reserved).

21.04.060 (Reserved).

21.04.070 (Reserved).

21.04.080 **Residential zone.**

- (1) The purpose of the urban residential zones (R) is to implement Comprehensive Plan Goals and Policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:
 - (a) Providing, in the low density zones (R-1 through R-4), for predominantly single-family detached dwelling units. Other development types, such as duplexes and accessory units, are allowed under special circumstances. Developments with densities less than R-4 are allowed only if adequate services cannot be provided;
 - (b) Providing, in the moderate density zones (R-5 through R-8), for a mix of predominantly single-family attached and detached dwelling units. Other development types, such as apartments, duplexes, and townhomes would be allowed so long as they contribute to Woodinville's small town atmosphere as articulated in the vision statement found in the City's Comprehensive Plan and conform to all applicable regulations;

- (c) Providing, in the medium density zones (R-9 through R-18), for duplexes, multi-family apartments, and townhomes, at densities supportive of transit and providing a transition to lower density areas; and
 - (d) Providing, in the high density zones (R-19 through R-48), for the highest residential densities, consisting of duplexes, multi-story apartments. Developments have access to transit, pedestrian and nearby commercial facilities, and provide a transition to high intensity commercial uses.
- (2) Use of this zone is appropriate in residential areas designated by the Comprehensive Plan as follows:
- (a) The R-1 zone on or adjacent to lands with area-wide environmental constraints, or in well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities;
 - (b) The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, roads and other needed public facilities and services; and
 - (c) The R-12 through R-48 zones in appropriate areas, of the City that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.85 Neighborhood business zone

- (1) The purpose and intent of the Neighborhood business is to provide for small-scale, convenience retail shopping and office facilities at the neighborhood level located in accordance with the City of Woodinville Comprehensive Plan and encourage the compatible integration of small-scale shopping and office centers into the neighborhood areas which it serves.
- (2) Use of this zone is appropriate in neighborhood centers designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.090 ~~Neighborhood~~ Tourist business zone.

- (1) The purpose of the ~~neighborhood~~ Tourist business zone (NTB) is to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:
 - (a) Limiting nonresidential uses to those retail or personal services which can serve the everyday needs of a surrounding residential area;
 - (b) Allowing for a mix of housing and retail/service uses; and
 - (c) Excluding industrial and community/regional business-scaled uses.
- (2) Use of this zone is appropriate in neighborhood centers designated by the Comprehensive Plan which are served at the time of development by adequate

public sewers, water supply, roads and other needed public facilities and services.

21.04.100 General business zone.

- (1) The purpose of the general business zone (GB) is to provide auto-oriented retail and services for local and regional service areas that exceed the daily convenience needs of residential neighborhoods but that cannot be served conveniently by the central business district, and to provide retail and business services in locations within the city that are appropriate for extensive outdoor storage and auto related and commercial uses. These purposes are accomplished by:
 - (a) Providing a wide range of the retail, recreation, and business services than are found in neighborhood business areas;
 - (b) Allowing for commercial uses with extensive outdoor storage or auto related and industrial uses; and
 - (c) Limiting residential, institutional, personal services and office to those necessary to directly support commercial activity.
- (2) Use of this zone is appropriate in commercial areas that are designated by the Comprehensive Plan and are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.110 Central business district.

- (1) The purpose of the central business district (CBD) is to provide for the broadest mix of comparison retail, higher density residential (R-12 through R-48), wholesale, service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment and housing opportunities. These purposes are accomplished by:
 - (a) Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in other business areas;
 - (b) Allowing for outdoor sales and storage, regional shopping areas and limited fabrication uses; and
 - (c) Concentrating large scale commercial and office uses to facilitate the efficient provision of public facilities and services.
- (2) Use of this zone is appropriate in the urban center as designated by the Comprehensive Plan that is served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.120 Office zone.

- (1) The purpose of the office zone (O) is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations where the full

range of commercial activities is not desirable. These purposes are accomplished by:

- (a) Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;
 - (b) Providing for higher building heights and floor area ratios than those found in the GB zone;
 - (c) Reducing the ratio of required parking to building floor area;
 - (d) Allowing for on-site convenient daily retail and personal services for employees and residences; and
 - (e) Excluding auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents.
- (2) Use of this zone is appropriate in office areas designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.130 Industrial zone.

- (1) The purpose of the industrial zone (I) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:
- (a) Allowing for a wide range of industrial and manufacturing uses;
 - (b) Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and
 - (c) Limiting residential, institutional, service, office and other non-industrial uses to those necessary to directly support industrial activities.
- (2) Use of this zone is appropriate in industrial areas designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.140 High density residential (R-48)/office zone. The purposes of the high density residential (R-48)/office zone are to provide for high density development that meets the housing goals of the Comprehensive Plan and to provide additional land for office developments. Properties shall develop with residential densities of R-48 (48 units acre) or with a minimum number of dwelling units, as specified by the Comprehensive Plan. In addition, properties with this zone designation shall also provide office space.

21.04.150 Park. The purpose of the parks zone (P) is to provide opportunities for public parks and other recreation facilities, such as playgrounds, trails, publicly

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 readerboards
21.20.110	Building signs
21.20.120	Window signs
21.20.130	Signs or displays of limited duration
21.20.140	Nonconforming signs

21.20.010 Purpose. The purpose of this chapter is to enhance the visual environment of the City by:

- (1) Establishing standards that regulate the type, number, location, size, and lighting of signs;
- (2) Recognizing the private purposes of signs for the identification of businesses and promotion of products and services;
- (3) Recognizing the public purposes of signs, which include considerations of traffic safety and economic and aesthetic welfare; and
- (4) Encouraging attractive, effective signage throughout the community, and providing clearly identifiable design objectives for public and private signage in the downtown.

21.20.020 Permit requirements.

- (1) Except as otherwise permitted by this chapter, no sign shall be erected, altered or relocated without approval by the City.
- (2) No permit shall be required for cleaning or other normal maintenance and repair of a sign, including changes to tenant or business names on multi-tenant signs, provided that an overall consistency of color and design is maintained, or for copy changes on changeable copy signs that do not alter the size, amount of space allocated to each tenant, color, or structure of the sign, except as such changes are regulated in WMC 21.20.140.

21.20.030 Exempt signs. The following signs or displays are exempted from the regulations under this chapter:

- (1) Historic site markers or plaques, gravestones, and address numbers;

- (2) Signs required by law, including but not limited to:
 - (a) Official or legal notices issued and posted by any public agency or court;
or
 - (b) Traffic directional or warning signs;
- (3) Plaques, tablets or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area;
- (4) Incidental signs, which shall not exceed two square feet in surface area, provided that said size limitation shall not apply to signs providing directions, warnings or information when established and maintained by a public agency;
- (5) State or Federal flags;
- (6) Religious symbols; and
- (7) The flag of a commercial institution, provided no more than one on-site flag is permitted per business premises, or one per tenant in a multi-tenant building, and further provided the flag does not exceed twenty (20) square feet in surface area and does not advertise a product.

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;
- (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(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.

21.20.050 Sign area calculation.

- (1) Sign area for freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding sign structures which do not form part of the sign proper or of the display, such as the sign mounting and frame.
- (2) Sign area for letters or symbols painted or mounted directly on walls shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.

21.20.060 General sign requirements.

- (1) All signs, except billboards, community bulletin boards, political signs, real estate signs, and special event signs shall be on-premise signs; provided that uses located on lots without public street frontage in the Central Business District, General Business, Office, Industrial, or Public/Institutional zones may have one off-premise directional sign and one off-premise sign as provided by WMC 21.20.060(7).
- (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 twenty (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-premise direction signs shall not be included in the sign area or number limitation of WMC 21.20.080 - .120, provided they shall not exceed six (6) 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-.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 of the Revised Code of Washington and Chapter 296-46-910 of the Washington Administrative Code.
 - (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.

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- (6) Off-premise directional signs shall not be permitted except as part of a coordinated City-authorized program or as otherwise permitted by this chapter.
- (7) One off-premise mall, monument, or perimeter sign for each business is permitted on private property only as allowed in WMC 21.20.060(8) below, and as regulated in WMC 21.080, .090, and .095 respectively. To qualify for an off-premise 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 (6) 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 area allowance for mall, monument, and building signs will apply.
- (11) Signs shall be set back in accordance with the minimum setback requirements in WMC 21.12 unless otherwise provided in this section.

21.20.065 Community bulletin board signs. Community bulletin board signs shall be limited as follows:

- (1) In the R zones, community bulletin board signs may not exceed thirty-two (32) square feet and are only permitted at public schools, police stations, fire stations or other public facilities;
- (2) In the P/I, O, TB and NB zones, community bulletin board signs may not exceed forty (40) square feet;
- (3) In the I zone, community bulletin board signs may not exceed sixty (60) square feet; and
- (4) In the CBD and GB zone, community bulletin board signs may not exceed 100 square feet.

21.20.070 Sign types permitted by zone. Signs are permitted in the zones indicated according to the following chart. The Planning Director shall determine which sign type category applies to a proposed sign.

ZONE/AREA	SIGN TYPE				
	Mall	Monument	Perimeter	Building	Window
Central Business District (CBD); General Business (GB)	P	P	P	P	P
Residential Zones (SF and MF)	X	1	2	3	X
Tourist District	4	P	X	P	P
Neighborhood Business (NB); Office (O); Public/Institutional (P/I)	P	P	X	P	P
Industrial (I)	5	6	X	6	P
Public Park/Open Space	X	P	P	P	P

- Notes: P=Permitted in accordance with standards.
 X=Not permitted.
- 1=Permitted in accordance with standards for subdivision or multi-family development identification only; except that the maximum height is six (6) 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 ten (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 multi-family development buildings is twenty (20) square feet. The maximum sign area for single family zones is ten (10) square feet.
- 4=Permitted only in TNB .
- 5=Permitted 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.

21.20.080 Mall signs. To qualify for a mall sign, a site must be occupied by more than one business and have at least 200 linear feet of frontage.

- (1) The maximum allowable sign height is ten (10) feet. If sight distance requirements or physical constraints of the site do not allow a monument type sign to be placed on the street front, then a pole type sign with a maximum height of twenty (20) feet maybe approved by the Planning Director.
- (2) The maximum allowable sign face area, excluding the frame and mounting is:
 - (a) Thirty (30) square feet if the sign face background is backlit or does not use recommended sign face background color(s);
 - (b) If the sign face background is not backlit and uses recommended sign face background color(s), the sign face is allowed an additional thirty (30)

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square feet. Sign lettering and logos may be backlit, and neon lettering may be used; and

- (c) If the provisions of Subsection 2 above are met, an additional ten (10) square feet of sign face is allowed for each of the following features: (a) the sign face uses recommended materials, or (b) the sign face uses architectural design features that support or reflect the architecture of building(s) or other site elements, or (c) the landscaping includes additional significant landscaping area, other than lawn, or includes strong vertical elements such tall shrubs and/or tree(s) as approved by the Planning Director.
- (3) Location:
 - (a) A five (5) foot minimum setback from the public right-of-way and any driveway is required.
 - (b) A twenty (20) foot minimum setback from the side property line is required. If the driveway entrance or other feature makes this setback infeasible, the Planning Director may modify the requirement.
 - (c) All signs shall meet the sight distance requirements of WMC 21.12.200.
- (4) Number per site and minimum spacing:
 - (a) Unless otherwise stated in subsections b or c below, one (1) mall sign per site is allowed. The sign should be located near the principal entrance.
 - (b) Sites fronting on two (2) streets may have one (1) mall sign per street, provided these mall signs are at least 150 feet apart.
 - (c) Sites with more than 250 feet of street frontage and a minimum of six (6) businesses or organizations, including businesses and 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, the signs must be spaced a minimum of 150 feet apart with no more than two (2) mall signs permitted per street front.
- (5) Frame and Mounting: Total frame and mounting square feet are limited to a maximum of fifty (50) percent of the allowed sign face area for the proposed sign. If the frame and mounting use (a) recommended colors and materials, or (b) uses significant architectural features that reflect the architecture of building(s) or other site elements as approved by the Planning Director, then the total frame and mounting area are limited to a maximum of 100 percent of the allowed sign face area.
- (6) Materials:
 - (a) Sign frames constructed of wood, anodized metal or concrete are encouraged.
 - (b) Sign faces constructed of anodized metal, wood or bronze are encouraged. Plastic is discouraged except for backlit lettering.
 - (c) Sign mountings constructed of wood, stone, concrete, masonry or structural metal are encouraged.
- (7) Landscaping: At least one (1) square foot of landscaping per each square foot of sign face (single side) shall be provided at the base of the sign. The landscaping shall consist of a planting bed with a perimeter border and small

trees, shrubs, and/or floral displays. An alternate landscaping plan, which must use landscaping but which may also use alternative elements, such as brick or concrete bases, pedestrian seating, planter boxes, pole covers, decorative framing, may be approved by the Planning Director. Landscaping shall be well maintained at all times of the year.

(8) Lettering: A minimum lettering height of four (4) inches is recommended.

(9) Lighting:

(a) Internal: A sign with internally lit logos and lettering is allowed. A thirty (30) square foot maximum area is allowed for an internally lit "can" sign.

(b) External: A sign with external lighting is encouraged, provided it avoids glare into the street right-of-way as required by WMC 21.14.110(3).

(10) Color:

(a) Required frame colors include natural materials, such as brick, stone, concrete and stained wood; white; cream; and other colors as defined in WMC 21.06.595 - Sign, required frame colors. Sign frames may include accent colors with no color restrictions for up to ten (10) percent of the visible sign frame surface.

(b) Recommended sign face background colors are defined in WMC 21.06.594 - Sign, recommended face background colors. Light and/or bright colored lettering is allowed. If other colors are used, the sign face area is restricted to a maximum of thirty (30) square feet per mall sign. On mall signs with individual tenant identification, all tenant signs shall have the same sign face background color; however, color of individual lettering and/or logos may vary.

(11) Other Requirements: Each mall sign shall include the street address number(s) with six (6) inch minimum lettering that is clearly readable from the street. Sculptural form or architectural elements are encouraged. A directory of tenants or services, if included on a mall sign, is limited to six (6) entries per mall sign with no more than fifty (50) percent of the sign face advertising a single tenant. Similar colors, materials, and character of all signs for a multi-business site, including building and other ground-mounted signs, are encouraged.

21.20.090 Monument signs.

- (1) The maximum allowable sign height, measured to the top of the frame, is eight (8) feet.
- (2) The maximum allowable sign face area, excluding the frame and mounting, is:
 - (a) Sixteen (16) square feet, if the sign face is backlit or does not use recommended sign face background colors;
 - (b) Twenty-four (24) square feet, if the sign uses recommended sign face background colors as described in subsection 10 of this section, and the sign face is not backlit. Sign lettering and logos may be backlit without affecting the maximum sign face area; and
 - (c) If the provisions of Subsection b above are met, an additional four (4) square feet of sign face is allowed for each of the following features: (a)

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the sign face uses recommended materials; or (b) the sign face uses architectural design features that support or reflect the architecture of building(s) or other site elements; or (c) the landscaping includes additional significant landscaping area, other than lawn, or includes strong vertical elements such tall shrubs and/or tree(s) as approved by the Planning Director.

- (3) Location:
 - (a) A three (3) foot minimum setback from the public right-of-way and any driveway is required.
 - (b) A ten (10) foot minimum setback from the side property line is required. If the driveway entrance or other feature makes this setback infeasible, the Planning Director may modify the requirement.
 - (c) All signs shall meet the sight distance requirements of WMC 21.12.200.
- (4) Number per site and minimum spacing:
 - (a) Unless otherwise stated in subsections b or c below, one (1) monument sign per site is allowed.
 - (b) Sites fronting on two (2) streets may have one (1) monument sign per street, provided these monument signs are at least 150 feet apart.
 - (c) Sites with more than 250 feet of street frontage, and a minimum of six (6) businesses or organizations, including businesses and 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.
- (5) Mounting: The base must be solid and less than seventy-five (75) percent of the sign width, or double posts (with a panel sign), unless an alternate sculptural base design is approved by the Planning Director. The mounting must be double sided if the back is visible from the street. A double-post and panel sign must be designed so that the length of the panel is no less than sixty (60) percent of the length of the posts.
- (6) Materials:
 - (a) Sign frames constructed of wood, anodized metal or concrete are encouraged.
 - (b) Sign faces constructed of metal, wood or bronze are encouraged. Plastic is discouraged except for backlit lettering.
 - (c) Sign mountings constructed of wood, stone, concrete, masonry or structural metal are encouraged.
- (7) Landscaping: At least one (1) square foot of landscaping per each square foot of sign face (single side) shall be provided at the base of the sign. The landscaping shall consist of a planting bed with a perimeter border and small trees, shrubs, and/or floral displays. An alternate landscaping plan, which must use landscaping but which may also use alternative elements, such as brick or concrete bases, pedestrian seating, planter boxes, pole covers, decorative framing, may be approved by the Planning Director. Landscaping shall be well maintained at all times of the year.
- (8) Lettering: A minimum lettering height of six (6) inches is recommended.

- (9) Lighting:
- (a) Internal: A sign with internally lit logos and lettering is encouraged. A sixteen (16) square foot maximum area is allowed for an internally lit "can" sign.
 - (b) External: A sign with external lighting is encouraged, provided it avoids glare into the street right-of-way.
- (10) Color:
- (a) Required frame colors include natural materials, such as brick, stone and stained wood; white; cream; and other colors as defined in WMC 21.06.595 - Sign, required frame colors. Sign frames may include accent colors with no color restrictions for up to ten (10) percent of the visible sign frame surface.
 - (b) Recommended sign face background colors as defined in WMC 21.06.594 - Sign, recommended face background colors. Light and/or bright colored lettering is allowed. If other colors are used, the sign face area is restricted to a maximum of sixteen (16) square feet per monument sign.
- (11) Other Requirements: Each monument sign shall include the street address number(s) with four (4) inch minimum lettering. Sculptural form or architectural elements are encouraged. Signs should not impair visibility as required for safety.

21.20.095 Perimeter signs.

- (1) The maximum allowable sign height is six (6) feet.
- (2) The maximum allowable sign face area, excluding the frame and mounting, is fifteen (15) square feet.
- (3) Location:
 - (a) A three (3) foot minimum setback from the public right-of-way and any driveway is required.
 - (b) A five (5) foot minimum setback from the side property lines is required. If the driveway entrance or other feature makes this setback infeasible, the Planning Director may modify the requirement.
 - (c) All signs shall meet the sight distance requirements of WMC 21.12.200.
- (4) Number per site and minimum spacing:
 - (a) Unless otherwise stated in subsections 2 or 3 below, one (1) perimeter sign per site is allowed.
 - (b) Sites fronting on two (2) streets may have one (1) perimeter sign per street, provided these perimeter signs are at least 150 feet apart.
 - (c) Sites with more than 250 feet of street frontage, and a minimum of six (6) businesses or organizations, including businesses and 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.
- (5) Mounting: Post mounted signs are allowed. If the back of the sign is visible from the street the mounting must be double sided. A double-post and panel

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- sign is permitted and must be designed so that the length of the panel is no less than sixty (60) percent of the length of the posts.
- (6) Materials:
- (a) Sign frames constructed of wood, metal or masonry are encouraged.
 - (b) Sign faces constructed of wood, metal, or porcelain enamel panel are encouraged. Synthetic materials are allowed if approved by the Planning Director. The applicant must submit a sample of the material to the Planning Director.
 - (c) Sign mountings constructed of wood, metal, concrete or masonry are encouraged.
- (7) Landscaping: At least one (1) square foot of landscaping per each square foot of sign face (single side) shall be provided at the base of the sign. The landscaping shall consist of a planting bed with a perimeter border and low shrubs, flowers, or lawn. An alternate landscaping plan, which must use landscaping but which may also use alternative elements, such as brick or concrete bases, pedestrian seating, planter boxes, pole covers, decorative framing, may be approved by the Planning Director. Landscaping shall be well maintained at all times of the year.
- (8) Lettering: A minimum lettering height of three (3) inches is recommended.
- (9) Lighting:
- (a) Internal lighting is not permitted.
 - (b) External lighting is acceptable, subject to limitations in WMC 21.20.060(5).
- (10) Color:
- (a) Required frame colors include natural materials, such as brick, stone, concrete, or stained wood; white; cream; and other colors as defined in WMC 21.06.595 - Sign, required frame colors. Sign frames may include accent colors with no color restrictions for up to ten (10) percent of the visible sign frame surface.
 - (b) Recommended sign face background colors are defined in WMC 21.06.594 - Sign, recommended face background colors. Light and/or bright colored lettering is allowed.
- (11) Other Requirements: If more than one perimeter sign and/or a perimeter sign plus a mall or monument sign are constructed on a single site, such as a shopping center site, then all sign frames and mountings must match one another in color, materials, and design character. The building or sign must prominently display the street address number(s), unless the address is already on a mall sign. The intent of permitting this sign type is to allow property and business owners the option of a smaller, ground-mounted sign in cases where a monument sign would obstruct vision or not fit site conditions.

21.20.100 Changing general message electronic reader boards. In the Public/Institutional zone, a single changing general message electronic reader board may be substituted for one of the permitted signs, not to exceed thirty-two (32) square feet provided all of the following conditions are met:

- (1) The facility and sign are located on a principal or minor arterial;
- (2) The traffic generated by the facility exceeds 1200 daily trips as determined by Public Works Director, excluding special events;
- (3) The sign must be a monument type sign with an architectural base and frame made of wood, stone, brick, hand-crafted metal, or other similar materials as approved by the Planning Director;
- (4) The maximum height of the structure may not exceed eight (8) feet;
- (5) The sign base includes landscaping at a minimum of one (1) square foot of shrubs, flowers, or lawn for every square foot of sign face (single side) surrounding the sign. An alternate landscaping plan, which must use landscaping but which may also use alternative elements, such as brick or concrete bases, pedestrian seating, planter boxes, pole covers, decorative framing, may be approved by the Planning Director. Landscaping shall be well maintained at all times of the year;
- (6) The sign must include the name and address clearly visible from the street in non-electronic lettering not smaller than four (4) inches high;
- (7) The electronic message may not change more frequently than every four (4) seconds;
- (8) The sign may only display messages for school or community events or activities; and
- (9) The sign's lights are limited to a single color and must be a warm-toned off-white or similar color as approved by the Planning Director.

21.20.110 Building signs.

- (1) Building signs must not be higher than the building eave or cornice.
- (2) The maximum allowable sign face area is:
 - (a) Twenty-five (25) square feet plus twelve (12) percent of the building facade area facing the street or main parking area, if:
 - (i) The sign uses recommended sign face background colors as described in subsection 8 of this section, and the sign face background is not backlit. Sign lettering and logos may be backlit; or
 - (ii) All tenant building signs on the building are in a similar location, architecturally integrated into the building, and employ a coordinated color scheme. Sign area calculations are per facade and allowable sign area is non-transferable to other facades;
 - (b) Eight (8) percent of the building facade area facing the street or main parking area if the sign face is backlit or does not use recommended sign face background colors. Sign area calculations are per facade with signage allowed on no more than two (2) facades of a building unless approved by the Planning Director. Signs on awnings count as part of the total building sign area. See subsection 10 of this section for awning, canopy, or marquee sign special provisions.
- (3) Number per site and minimum spacing: Each tenant is allowed a maximum of one (1) sign per facade up to a maximum of two (2) facades, unless otherwise

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- approved by the Planning Director. Each building may also have one (1) building sign.
- (4) Mounting: Building signs must be mounted plumb with the building, with a maximum protrusion of one (1) foot unless the sign incorporates sculptural elements or architectural devices. The sign frame must be concealed or integrated into the building's architectural character in terms of form, color, and materials. Each tenant may also display a single shingle sign that has a face perpendicular to the building provided the sign is no larger than three (3) square feet, is no less than eight (8) feet above the ground, and does not extend more than three (3) feet from the building or beyond an existing architectural canopy.
 - (5) Materials:
 - (a) Sign frames should be concealed or similar to building materials.
 - (b) Sign faces constructed of anodized or treated metal, wood, masonry, tile, or neon are encouraged. Plastic signs, except for lit letters and logos, are limited to eight (8) percent of the building facade area.
 - (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 Interim Design Principles review process.
 - (7) Lighting:
 - (a) Internal: A sign with internally lit lettering and logos is allowed. Fully backlit signs, including backlit awnings, may not exceed eight (8) percent of the building facade facing the street or main parking area. See subsection 10 of this section for awning, canopy, and marquee sign special provisions.
 - (b) External: A building sign with external lighting is allowed.
 - (8) Color:
 - (a) Sign frame colors must be similar throughout the building.
 - (b) If all tenant signs conform to a specified color scheme approved by the Planning Director, the total sign area may be up to twelve (12) percent of the building facade plus twenty-five (25) square feet.
 - (9) Other requirements: Tenant signs in multiple tenant buildings must be similar in mounting location, configuration, materials, and construction.
 - (10) Special provisions for awning, canopy, or marquee signs:
 - (a) Measurement: For backlit awning signs, the measurement for signs on awnings shall be the smallest rectangle that the lettering and logo or other decorative device can fit within. This area shall count as part of the total area for building signs.
 - (b) Materials: Materials must be durable and mildew- and dirt-resistant. Metal or glazed canopies and marquees must be constructed of durable material, with edges and corners constructed and trimmed to avoid corrosion or damage.
 - (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 Interim Design Principles review process.

- (d) Lighting: The maximum amount of illumination for backlit vinyl awnings shall be one fluorescent tube running parallel to the awning face. Downlighting of canopies or awnings is allowed.

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Window signs

- (1) The maximum allowable sign area is twenty (20) percent of the window area per building face.
- (2) Location: Window signs shall be located in a window or glazed area.
- (3) Mounting: Window signs shall be integral with the window or hung directly behind the window.
- (4) Materials: Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. Painted signs must display the highest level of quality and permanence as determined by the Planning Director.
- (5) Lighting: An internally lit neon or stained glass window sign is allowed.
- (6) Color: There are no color requirements for window signs.
- (7) Other Requirements: Temporary window signs for holidays, sales, and other events shall conform to the requirements of WMC 21.20.130. Allowable window sign area is in addition to allowable building sign area as set forth in WMC 21.20.110.

21.20.130

Signs or displays of limited duration. Unless otherwise regulated by this Chapter, temporary signs regulated under this Chapter not removed by the applicable post-event deadline will be subject to removal by the City of Woodinville Public Works Department and any and all costs associated with such removal may be assessed against the person(s) responsible for having the temporary signs put on display, the owner of the temporary sign and/or the sponsor(s) of the event or sale for which the temporary signs were put on display. The following temporary signs or displays are allowed, and except as required by the Uniform Building Code, or as otherwise allowed in this chapter, do not require building permits:

- (1) Grand opening displays:
 - (a) Signs, posters, pennants, strings of lights, blinking lights, balloons and searchlights are permitted for a period of up to thirty (30) consecutive days to announce the opening of a new enterprise or the opening of an enterprise under new management.
 - (b) All grand opening displays shall be removed upon the expiration of thirty (30) consecutive days.
- (2) Special event business signs:
 - (a) One banner per business is allowed by permit, to announce special events or promotions, other than grand openings, for up to fourteen (14) days at a time, with up to four (4) permits per business per year. Temporary banners are to be allowed on or inside a building, on or adjacent to the

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- business or tenant premises; none are to be allowed on public right-of-way, or on trees or utility poles.
- (b) Temporary signs or banners for organized mall-wide promotions may be allowed by permit for up to five (5) days, with up to two (2) permits per mall per year.
 - (c) Seasonal lights and decorations of a non-carnival nature for the current season or holiday are allowed without a permit.
- (3) Construction signs:
- (a) Construction signs that identify architects, engineers, planners, contractors or other individuals or firms involved with the construction or funding of a building and announcing the character of the building or the purpose for which the building is intended may be displayed.
 - (b) One non illuminated, double-faced sign is permitted for each public street upon which the project fronts.
 - (c) No sign shall exceed thirty-two (32) square feet in surface area and may be no taller than ten (10) feet in height, or be located closer than thirty (30) feet from the property line of the adjoining property.
 - (d) Construction signs must be removed by the date of issuance of the first occupancy permit for the premises or one year after placement of the signs, whichever occurs first. If the signs are not removed within this time period, they may be removed by the City at the expense of the owner of the property and/or the person(s) responsible for having the signs put on display.
- (4) Political signs:
- (a) On-premise political signs, posters or bills located at the headquarters of a political party, candidate or public service office, or a public issue decided by ballot are permitted. All on-premise political signs, posters or bills shall comply with the dimensional and locational requirements of the zoning district in which they are located, or of the applicable sign type.
 - (b) Off-premise political signs that do not exceed four (4) square feet in area (i.e. 4 feet x 1 foot, 2 feet x 2 feet, etc.) may be displayed in the public right-of-way as allowed in subsection (4)(e) below. Off-premise political signs that do not exceed thirty-two (32) square feet in area and six (6) feet in height may be displayed on private property. Freestanding political signs with a height greater than four (4) feet and signs made of wood or metal which are attached to buildings must submit a sign application for safety and structural review.
 - (c) Dividing a sign into several smaller pieces as a means to circumvent the political sign dimensional requirements of subsections 21.20.130(4)(a) and (4)(b) above, is not permitted.
 - (d) Political signs, posters or bills may be displayed from the closing date for filing for an election until seven (7) days after the general election. It shall be the responsibility of the candidate to have his/her campaign/political signs removed within this time period or the City may remove such signs at the candidate's expense.

- (e) No person, firm or corporation shall post, paint, nail, fasten or affix a political sign, poster, bill, or other advertising device of any kind on any streetlight, crosswalk, curb, curbstone, lamppost, street sign, utility pole, hydrant, tree, shrub, or public building or structure. Political signs are permissible on parking strips, the periphery of the public right-of-way and other portions of the right-of-way not used for vehicular or pedestrian travel preceding a primary or general election. Political signs must be installed with the permission of the owner of the property abutting said areas and installed in such a manner as not to constitute a traffic hazard or impair or impede pedestrian thoroughfares. No political sign placed within the public right-of-way shall create a safety hazard for pedestrians or motorists as determined by the Police Administrator or Public Works Director.
- (f) Permits for political signs, posters or bills are not required unless the height of the freestanding sign is greater than four (4) feet or the sign is made of wood or metal and is attached to a building.
- (5) Real estate signs. All temporary real estate signs can be single or double-faced signs:
 - (a) Signs advertising an individual residential unit for sale or rent shall be limited to one sign per street frontage on-site. The sign may not exceed eight (8) square feet in area, and shall not exceed six (6) feet in height. The sign shall be removed within five (5) days after closing of the sale, lease or rental of the property.
 - (b) For an open house or similar event, portable off-premise residential directional signs announcing directions to a specific residence open house for sale or rent shall not exceed six (6) square feet in area for each sign, and shall not exceed forty-two (42) inches in height. Signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes.
 - (c) On-site commercial or industrial property for sale or rent signs shall be limited to one sign per street frontage on-site, and shall not exceed thirty-two (32) square feet in area. The sign shall not exceed twelve (12) feet in height. The sign shall be removed within thirty (30) days after closing of the sale, lease or rental of the property. A building permit is required and shall be issued for a one (1) year period. The permit is renewable for one (1) year increments up to a maximum of three (3) years.
 - (d) On-site residential neighborhood or multi-family complex for sale or rent sign shall be limited to one (1) sign per development. The sign shall not exceed thirty-two (32) square feet in area, and shall not exceed twelve (12) feet in height. A building permit is required and shall be issued for a one (1) year period. The permit is renewable annually for up to a maximum of three (3) years.
 - (e) Off-site directional signs for residential developments shall be limited to six (6) signs. Each sign shall not exceed sixteen (16) square feet in area,

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and shall include only the name of and directions to the subdivision. The sign(s) shall be placed a maximum of two (2) miles from the nearest residential development entrance. No two (2) signs for one (1) residential development shall be located closer than 500 feet from one another on the same street. A single building permit is required for all signs and shall be issued for a one (1) year period. The permit number and the permit expiration date must be clearly displayed on the face of each sign. The permit is renewable for one (1) year increments up to a maximum of three (3) years, provided that extensions will only be granted if the sign permit applicant has complied with the applicable regulations.

- (f) Residential on-premise informational signs shall be limited to one (1) sign per feature including but not limited to signs for information centers, model homes, parking areas or announcing features such as parks, playgrounds, or trails. Each sign shall not exceed sixteen (16) square feet in area, and shall not exceed six (6) feet in height.
- (6) Community event signs:
 - (a) Community event signs shall be limited to announcing or promoting a non-profit sponsored community fair, festival or event.
 - (b) Community event signs may be displayed no more than the time period specified in the temporary use permit issued pursuant to WMC 21.44.
 - (c) Community event signs shall be removed by the event sponsor within seventy-two (72) hours following the end of the community fair, festival or event.
 - (d) On-premise and off-premise signs for recurring community events, such as farmers markets, may be allowed annually by permit. Such signs shall be removed by the event sponsor within twenty-four (24) hours following the end of the event, and may be erected again no more than twenty-four (24) hours before the next event.
- (7) Street Banners Announcing Community Fairs, Festivals, and Events:
 - (a) Street banners shall be limited to announcing or promoting a non-profit sponsored community fair, festival, or event.
 - (b) Street banners shall be permitted only within the Central Business District and ~~Neighborhood-Tourist~~ Business zones.
 - (c) Street banners may be displayed no more than thirty (30) days and shall be removed within five (5) days following the end of the community fair, festival, or event. It shall be the responsibility of the event sponsor to remove the street banner or the City will remove such banner and retain the application deposit.
 - (d) The event sponsor shall provide a Certificate of Insurance evidencing Commercial General Liability insurance as described in the street banner application form provided.
 - (e) The event sponsor shall submit site placement and street banner mounting plans and specifications with the application.

The minimum street clearance of the banner is eighteen (18) feet above the street.

(8) Garage or Yard Sale Signs.

- (a) Signs are limited to providing direction to a household sale.
- (b) Sign face area may be up to (4) four square feet.
- (c) Signs must display the following:
 - (i) Address of sale location;
 - (ii) Dates of sale
- (d) Up to (6) six signs may be placed on site of the sale and/or in nearby public rights-of-way with a maximum of advertising for (6) six sales per household per year.
 - (i) Signs placed in public rights-of way must be self-supported by a stake or similar device
 - (ii) Signs may not be attached to utility poles, traffic signs, or street/public trees.
 - (iii) Signs shall be no higher than 42-inches at the highest point, as measured from the street grate to the top of the sign. Placement of the sign shall not create a hazard to the public by obstructing the view or passage of pedestrians, cyclists or motorists.
 - (iv) The City may remove signs when obstructing or preventing City scheduled maintenance or work.
- (e) Garage or Yard Sale Signs may be displayed for up to (3) three days.
- (f) Signs must be removed within 24 hours after the sale.
- (g) Signs violations are subject to civil penalties and shall be assessed as follows:
 - (i) On the first offense, an order to remove the sign immediately shall be served in writing to the owner, tenant and/or other person responsible for the condition; failure to remove the sign within the time specified shall result in issuance of a Notice of Civil Penalty with a penalty not to exceed \$25.00. The person to which the Notice is issued shall have the right to appeal pursuant to WMC 1.06.090.
 - (ii) The second or subsequent offense shall result in issuance of an immediate Notice of Civil Penalty not to exceed \$100.00. The person to which the Notice is issued shall have the right to appeal pursuant to WMC 1.06.090.
 - (iii) If the required corrective work is not completed within the time specified, the Director may proceed to abate the violation and cause the work to be done. The Director will charge the costs thereof as a personal obligation of any person who is in violation.

21.20.140 Nonconforming signs.

- (1) Signs in existence at the effective date of this chapter that do not comply with the standards of this chapter shall be deemed legally nonconforming and may continue to exist.
- (2) Legal nonconforming signs may be removed for cleaning and routine maintenance, i.e. changing of lighting and wiring. Legal nonconforming signs may continue to exist, except as noted in Subsections (3)-(8) below.

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- (3) Any legal nonconforming sign (except a billboard) that undergoes a name change or a change to twenty (20) percent or more of the text, form, colors, content, or structure shall be brought into conformance immediately.
- (4) Any legal nonconforming sign that is damaged in excess of fifty (50) percent of the original value of the sign shall be brought into conformance immediately, or removed within ninety (90) days.
- (5) Any legal nonconforming sign that is relocated or replaced shall be brought into conformance immediately, or removed within ninety (90) days.
- (6) If a business ceases to operate, all existing nonconforming signs associated with the business shall be removed by the property owner within ninety (90) days. If the business had signage on a mall sign or building or related structure, the surface or facade or structure at the previous location of the nonconforming sign(s) shall be repaired at the time of nonconforming sign removal.
- (7) A nonconforming sign, when being an accessory to a business operation which changes its use or location, shall no longer be considered a legal sign and shall be removed within ninety (90) days.
- (8) Billboards.
 - (a) New billboards are not permitted.
 - (b) Existing billboards are subject to the following:
 - (i) Except as provided in Subsections ii and iii below, billboards shall not be altered with regard to size, shape, orientation, height, or location. Such alteration shall result in an illegal nonconforming status, and the billboard shall be removed within ninety (90) days of the alteration.
 - (ii) Removal of a billboard shall require the issuance of a demolition permit. The demolition shall be completed within ninety (90) days of permit issuance.
 - (iii) Ordinary and necessary repairs that do not change the size, shape, orientation, height, or location of billboards shall not require a permit. Billboard copy replacement may occur at any time and does not require issuance of a permit.
 - (iv) Any billboard that is damaged in excess of fifty (50) percent of the original value of the sign shall be removed within ninety (90) days.
 - (v) Any billboard that is relocated or replaced shall be removed within ninety (90) days.

**CHAPTER 21.32 GENERAL PROVISIONS -
NONCONFORMANCE, TEMPORARY USES, AND RE-USE OF FACILITIES**

SECTIONS:

- 21.32.010 Purpose.
- 21.32.020 Nonconformance - applicability.
- 21.32.030 Nonconformance - determining status.
- 21.32.040 Nonconformance - abatement of illegal use, structure or development.
- 21.32.050 Nonconformance - continuation and maintenance of nonconformance.
- 21.32.060 Nonconformance - re-establishment of discontinued nonconformance.
- 21.32.070 Nonconformance - repair or reconstruction of nonconforming structure.
- 21.32.080 Nonconformance - alteration of nonconforming structure.
- 21.32.090 Nonconformance - expansion of nonconformance prohibited.
- 21.32.100 Temporary use permits - uses requiring permits.
- 21.32.110 Temporary use permits - exemptions to permit requirement.
- 21.32.120 Temporary use permits - duration and frequency.
- 21.32.130 Temporary use permits - parking.
- 21.32.140 Temporary use permits - traffic control.
- 21.32.145 Temporary education or public facilities.
- 21.32.150 Temporary construction buildings.
- 21.32.160 Temporary construction residence.
- 21.32.170 Temporary mobile home for medical hardship.
- 21.32.180 Temporary real estate offices.
- 21.32.190 Re-use of facilities - general standards.
- 21.32.200 Re-use of facilities - re-establishment of closed public school facilities.
- 21.32.210 Re-use of facilities - standards for conversion of historic buildings.

- 21.32.010 Purpose.** The purposes of this chapter are to:
- (1) Establish the legal status of a nonconformance by creating provisions through which a nonconformance may be maintained, altered, reconstructed or terminated;
 - (2) Provide for the temporary establishment of uses that are not otherwise permitted in a zone and to regulate such uses by their scope and period of use; and
 - (3) Encourage the adaptive re-use of existing public facilities which will continue to serve the community, and to ensure public review of redevelopment plans by allowing:
 - (a) Temporary re-use of closed public school facilities retained in school district ownership, and the reconversion of a temporary re-use back to a school use;

- (b) Permanent re-use of surplus nonresidential facilities (e.g. schools, fire stations, government facilities) not retained in school district ownership;
or
- (c) Permanent re-use of historic structures listed on the National Register or designated as county landmarks.

21.32.020 Nonconformance - applicability.

- (1) With the exception of nonconforming extractive operations identified in WMC 21.22, all nonconformances shall be subject to the provisions of this chapter.
- (2) The provisions of this chapter do not supersede or relieve a property owner from compliance with:
 - (a) The requirements of the Uniform Building and Fire Codes; or
 - (b) The provisions of this code beyond the specific nonconformance addressed by this chapter.

21.32.030 Nonconformance - determining status.

- (1) Any use, structure or other site improvement (e.g. landscaping or signage) that was legally established prior to the effective date of this title shall be considered nonconforming if:
 - (a) The nonconformance is now prohibited or cannot meet use limitations applicable to the zone in which it is located; or
 - (b) The nonconformance does not comply with the density, dimensions, landscaping, parking sign or residential design standards of this title.
- (2) A change in the required permit review process shall not create a nonconformance.
- (3) Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance, except as specified by WMC 21.32.060.

21.32.040 Nonconformance - abatement of illegal use, structure or development. Any use, structure or other site improvement not established in compliance with use and development standards in effect at the time of establishment shall be deemed illegal and shall be discontinued or terminated and subject to removal pursuant to the applicable provisions of WMC.

21.32.050 Nonconformance - continuation and maintenance of nonconformance. A nonconformance may be continued or physically maintained as provided by this chapter.

21.32.060 Nonconformance - re-establishment of discontinued nonconforming use. A nonconforming use may be re-established as a nonconformance, except any nonconforming use that is discontinued for a period of twelve (12) continuous months shall be deemed abandoned and shall not be re-established.

- 21.32.070 Nonconformance - repair or reconstruction of nonconforming structure.** A damaged or partially destroyed nonconforming structure may be repaired or reconstructed provided that:
- (1) The extent of the previously existing nonconformance is not increased;
 - (2) The building permit application for repair or reconstruction is submitted within twelve (12) months of the occurrence of damage or destruction; and
 - (3) The structure has not been damaged or destroyed beyond fifty (50) percent of its assessed value.
- 21.32.080 Nonconformance - modifications to nonconforming structure.** Modifications to a nonconforming structure may be permitted, provided the modification does not increase the area, height or degree of an existing nonconformity.
- 21.32.090 Nonconformance - expansion of nonconformance prohibited.** A nonconformance may not be expanded.
- 21.32.100 Temporary use permits - uses requiring permits.** Except as provided by WMC 21.32.110, a temporary use permit shall be required for:
- (1) Uses not otherwise permitted in the zone that can be made compatible for periods of limited duration and/or frequency; or
 - (2) Limited expansion of any use that is otherwise allowed in the zone but which exceeds the intended scope of the original land use approval.
- 21.32.110 Temporary use permits - exemptions to permit requirement.**
- (1) The following uses shall be exempt from requirements for a temporary use permit when located in the CBD, GB, NB, TB, O or I zones when the use does not exceed a total of fourteen (14) days each calendar year:
 - (a) Amusement rides, carnivals, or circuses;
 - (b) Community festivals;
 - (c) Parking lot sales; and
 - (d) Fireworks stands, subject to the provisions of City Ordinance No. 29.
 - (2) Any use not exceeding a cumulative total of two (2) days each calendar year shall be exempt from requirements for a temporary use permit.
 - (3) Any community event held in a public park and not exceeding a period of seven (7) days shall be exempt from requirements for a temporary use permit.
- 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 applies only to the days that the event(s) actually takes place;

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- (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, provided that a temporary use permit may be granted for multiple events during the approval period.

21.32.130 Temporary use permits - parking. Parking and access for proposed temporary uses shall be approved by the Planning Director.

21.32.140 Temporary use permits - traffic control. The applicant for a proposed temporary use shall provide any parking/traffic control attendants as specified by the Public Works Director.

21.32.145 Temporary education or public facilities. Temporary education or public structures may be permitted provided that such structures are:

- (1) Allowed only during periods of permit review by the appropriate permitting agency and active construction or remodeling;
- (2) Do not exceed the capacity or square footage of the structure to be constructed or remodeled; and
- (3) Removed within thirty (30) days of project completion or cessation of work.

21.32.150 Temporary construction buildings. Temporary structures for storage of tools and equipment, or for supervisory offices may be permitted for construction projects, provided that such structures are:

- (1) Allowed only during periods of active construction; and
- (2) Removed within thirty (30) days of project completion or cessation of work.

21.32.160 Temporary construction residence.

- (1) A mobile home may be permitted on a lot as a temporary dwelling for the property owner, provided a building permit for a permanent dwelling on the site has been obtained.
- (2) The temporary mobile home permit shall be effective for a period of twelve (12) months. The permit may be extended for one additional period of twelve (12) months if the permanent dwelling is constructed with a finished exterior by the end of the initial approval period.
- (3) The mobile home shall be removed within ninety (90) days of:
 - (a) The expiration of the temporary mobile home permit; or
 - (b) The issuance of a certificate of occupancy for the permanent residence, whichever occurs first.

21.32.170 Temporary mobile home for medical hardship.

- (1) A mobile home may be permitted as a temporary dwelling on the same lot as a permanent dwelling, provided:

- (a) The applicant demonstrates the temporary dwelling is necessary to provide daily care to an individual certified by a physician as needing such care;
 - (b) The primary provider of daily care shall reside on-site; and
 - (c) The mobile home together with the permanent residence shall meet the setback, height, building footprint, and lot coverage provisions of the applicable zone.
- (2) Temporary mobile home permits for medical hardships shall be effective for twelve (12) months. Extensions of the temporary mobile home permit may be approved in twelve (12) month increments subject to demonstration of continuing medical hardship.
- (3) The mobile home shall be removed within ninety (90) days of:
- (a) The expiration of the temporary mobile home permit; or
 - (b) The cessation of provision of daily care.

21.32.180 Temporary real estate offices. One temporary real estate office may be located on any new residential development, provided that activities are limited to the initial sale or rental of property or units within the development. The office use shall be discontinued within one (1) year of recording of a subdivision or short subdivision, or issuance of a final certificate of occupancy in the case of an apartment development.

21.32.190 Re-use of facilities - general standards. The interim or permanent re-use of surplus nonresidential facilities in residential zoned areas shall require that no more than fifty (50) percent of the original floor area may be demolished for either permanent or interim re-use of facilities.

21.32.200 Re-use of facilities - re-establishment of closed public school facilities. The re-establishment or reconversion of an interim nonschool use of school facilities back to school uses shall require a site plan and the issuance of a change of use permit.

21.32.210 Re-use of facilities - standards for conversion of historic buildings. In order to insure that significant features of the property are protected, the following standards shall apply to conversion of historic buildings:

- (1) Gross floor area of building additions or new buildings required for the conversion shall not exceed twenty (20) percent of the gross floor area of the historic building, unless allowed by the zone;
- (2) Conversions to apartments shall not exceed one (1) dwelling unit for each 3,600 square feet of lot area, unless allowed by the zone; and,
- (3) Any construction required for the conversion shall require certification of appropriateness from the King County Landmark Commission.

**CHAPTER 21.34 GENERAL PROVISIONS -
RESIDENTIAL DENSITY INCENTIVES**

SECTION:

- 21.34.010 Purpose.**
21.34.020 Permitted locations of residential density incentives.
21.34.030 Maximum densities permitted through residential density incentive review.
21.34.040 Public benefits and density incentives.
21.34.050 Rules for calculating total permitted dwelling units.
21.34.060 Review process.
21.34.070 Minor adjustments in final site plans.
21.34.080 Applicability of development standards.

21.34.010 Purpose. The purpose of this chapter is to provide density incentives to developers of residential lands in exchange for public benefits to help achieve Comprehensive Plan goals of affordable housing, open space protection, historic preservation and energy conservation, by:

- (1) Defining in quantified terms the public benefits that can be used to earn density incentives;
- (2) Providing rules and formulae for computing density incentives earned by each benefit;
- (3) Providing a method to realize the development potential of sites containing unique features of size, topography, environmental features or shape; and
- (4) Providing a review process to allow evaluation of proposed density increases and the public benefits offered to earn them, and to give the public opportunities to review and comment.

21.34.020 Permitted locations of residential density incentives. Residential density incentives (RDI) shall be used only on sites served by public sewers and only in the following zones:

- (1) In R-8 through R-48 zones; and
- (2) In CBD, NTB and O zones.

21.34.030 Maximum densities permitted through residential density incentive review. The maximum density permitted through RDI review shall be 150 percent of the base density of the underlying zone of the development.

21.34.040 Public benefits and density incentives.

- (1) The public benefits eligible to earn increased densities, and the maximum incentive to be earned by each benefit, are set forth in subsection (5). The

- density incentive is expressed as additional bonus dwelling units (or fractions of dwelling units) earned per amount of public benefit provided.
- (2) Bonus dwelling units may be earned through any combination of the listed public benefits.
 - (3) The guidelines for affordable housing bonuses including the establishment of rental levels, housing prices and asset limitations, will be updated and adopted annually by the City Council.
 - (4) Bonus dwelling units may also be earned and transferred to the project site through the transfer of density credit ("TDC") process set forth in WMC 21.36, by providing any of the open space, park site or historic preservation public benefits set forth in subsections (6)(b) or (6)(c) on sites other than that of the RDI development.
 - (5) Residential development in R-8 through R-48 zones with property specific development standards requiring any public benefit enumerated in this chapter, shall be eligible to earn bonus dwelling units as set forth in subsection 6 when the public benefits provided exceed the basic development standards of this title. When a development is located in a special overlay district, bonus units may be earned if the development provides public benefits exceeding corresponding standards of the special district .
 - (6) The following are the public benefits eligible to earn density incentives through RDI review:
 - (A) AFFORDABLE HOUSING

Type	BENEFIT	DENSITY INCENTIVE
	Qualifying Conditions	Bonus
(i) Rental Units Non-elderly	(a) Benefit units permanently priced to serve non-elderly low-income households (i.e. no greater than thirty (30) percent of gross income for households at or below fifty (50) percent of county median income, adjusted for household size); and (b) A covenant attached to the title of the site shall be recorded at final approval that specifies the income level being served, rent levels, and requirements for reporting to the Planning Director.	1.5 bonus units per benefit unit ➤ up to a maximum of thirty (30) low-income units per five (5) acres of site area; projects on sites of less than five (5) acres shall be limited to thirty (30) low-income units.

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<p>(ii) Rental Units Elderly</p>	<p>(a) Benefit units designed and permanently priced to serve low-income senior citizens (i.e. no greater than thirty (30) percent of gross income for one (1) or two (2)-person households, one (1) member of which is sixty-two (62) years of age or older, with incomes at or below fifty (50) percent of county median income, adjusted for household size); (b) A covenant attached to the title of the site shall be recorded at final approval that specifies the income level being served, rent levels, and requirements for reporting to the Planning Director.</p>	<p>1.5 bonus units per benefit unit</p> <ul style="list-style-type: none"> ➤ up to a maximum of sixty (60) low-income units per five (5) acres of site area; ➤ projects on sites of less than five acres shall be limited to sixty (60) low-income units.
<p>(iii) Ownership Unit No time limit</p>	<p>(a) Benefit units consisting of moderate-income housing reserved for income- and asset-qualified homebuyers (total household income at or below eighty (80) percent of county median income, adjusted for household size). Benefited units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. (b) Final approval conditions shall specify requirements for reporting to the Planning Director on both buyer eligibility and housing prices.</p>	<p>.75 bonus unit per benefit unit</p>
<p>(iv) Ownership Units 15-year Binding Price Restriction</p>	<p>(a) Benefit units consisting of moderate-income housing reserved for income- and asset-qualified homebuyers (total household income at or below eighty (80) percent of county median, adjusted for household size). (b) Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with a 15 year restriction binding prices and eligibility on resale to qualified moderate income purchasers. (c) Final approval conditions shall specify requirements for reporting to the Planning Director on both buyer eligibility and housing prices.</p>	<p>One (1) bonus unit per unit</p>

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(v) Ownership Units 30-Year Price Restriction	<p>(a) Benefit units consisting of moderate-income housing reserved for income- and asset-qualified homebuyers (total household income at or below eighty (80) percent of County median, adjusted for household size).</p> <p>(b) Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for thirty (30) years from date of first sale.</p> <p>(c) A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and requirements for reporting to the Planning Director of Woodinville shall be recorded at final approval.</p>	1.5 bonus units per benefit unit
(vi) 100 percent Ownership Units fifteen (15)-years Price Restriction	<p>(a) Projects in which 100 percent of the units are reserved for moderate income- and asset-qualified buyers (total household income at or below 80 percent of the county median, adjusted for household size).</p> <p>(b) All units shall be limited to owner-occupied housing with prices restricted based on current underwriting ratios and other lending standards, and with prices restricted to same income group for fifteen (15) years from the date of first sale.</p> <p>(c) Final approval conditions shall specify requirements for reporting to the Planning Director on both buyer eligibility and housing prices.</p>	<p>150 percent of the base density of underlying zone</p> <p>➤ Limited to parcels in the R-8 through R-48 zones.</p> <p>➤ Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.</p>
(vii) Mobile Home Park Space/Relocation	(a) Benefit units consisting of mobile home park space or pad reserved for the relocation of an insignia or non-insignia mobile home, that has been or will be displaced due to closure of a mobile home park located in the City of Woodinville.	1.0 bonus unit per benefit unit

(B) OPEN SPACE, TRAILS AND PARKS

BENEFIT		DENSITY INCENTIVE
Type	Qualifying Conditions	Bonus
(i) Dedication Park/Trail Segment	(a) Dedication of or easement containing park site or trail right-of way meeting City of Woodinville location and size standards for neighborhood, community or regional park, or trail, and accepted by the Planning Director.	.5 bonus unit per acre of park area or quarter-mile of trail exceeding the minimum requirement of WMC 21.14 for on-site recreation space or trail corridor, computed on the number of dwelling units permitted by the site's base density.

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(ii) Improved Park	(a) Improvement of dedicated park site, or a park site granted by easement to City of Woodinville standards for developed parks.	.75 bonus unit per acre of park improvement. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.
(iii) Improved Trail	(a) Improvement of dedicated trail segment, or trail segment granted by easement, to City of Woodinville standards.	1.8 bonus units per quarter-mile of trail constructed to City standard for pedestrian trails; or 2.5 bonus units per quarter-mile of trail constructed to City standard for multipurpose trails (pedestrian/bicycle/equestrian). > Shorter segments shall be awarded bonus units on a pro-rata basis. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.
(iv) Dedication Open Space	(a) Dedication of or granting of easement containing open space, meeting the City of Woodinville acquisition standards, to the City, county or qualified public or private organization such as a nature conservancy.	.5 bonus unit per acre of open space

(C) HISTORIC PRESERVATION

BENEFIT		DENSITY INCENTIVE
Type	Qualifying Conditions	Bonus

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Minor Amendments to Section 21.34.020 Permitted Locations of Residential Density Incentives

(i) Dedication of Site	(a) Dedication of a site containing a historic landmark to the City of Woodinville or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by the King County Landmarks Commission.	.5 bonus unit per acre of historic site.
(ii) Restoration of Site or Structure	(a) Restoration of a site or structure designated as an historic landmark in a specific architectural or site plan approved by the King County Landmarks Commission.	.5 bonus unit per acre of site 1,000 square feet of floor area of building restored.

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(D) ENERGY CONSERVATION

BENEFIT		DENSITY INCENTIVE
Type	Qualifying Conditions	Bonus
(i) Conservation – Electricity	<p>(a) Benefit units that incorporate conservation features in the construction of all on-site dwelling units heated by electricity that save at least twenty (20) percent of the energy use from the maximum permitted by RCW 19.27A (Washington State Energy Code), most current edition, using a systems analysis approach or the component performance approach.</p> <p>(b) No more than fifty (50) percent of the required savings may result from the installation of heat pumps.</p> <p>(c) None of the required savings shall be achieved by reduction of glazing area below fifteen (15) percent of floor area.</p> <p>(d) Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).</p>	0.15 bonus unit per benefit unit that achieves the required savings.
(ii) Conservation – Natural Gas/Non-electricity	<p>(a) Benefit units that incorporate conservation features in the construction of all on-site dwelling units heated by natural gas, or other non-electric heat source, that save at least twenty-five (25) percent of space heat energy use from the maximum permitted by RCW 19.27A (Washington State Energy Code), most current edition, using a systems analysis approach.</p> <p>(b) None of the required savings shall be achieved by reduction of glazing area below fifteen (15) percent of floor area.</p> <p>(c) Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).</p> <p>NOTE: When proposed energy conservation units of WMC 21.34.040 are reviewed in conjunction with a subdivision or a short subdivision, the applicant shall provide data and calculations for a typical house of the type to be built in the development that demonstrates to the Building Official's satisfaction how the required savings will be achieved. A condition of approval shall be recorded with the plat and shown on the title of each lot specifying the required energy savings that must be achieved in the construction of the dwelling unit. The plat notation shall also specify that the savings shall be based on the energy code in effect at the time of preliminary plat application.</p>	0.10 bonus unit per benefit unit that achieves the required savings.

(E) TRANSIT

BENEFIT		DENSITY INCENTIVE
Type	Qualifying Conditions	Bonus
(i) Transit – ½ Hour Peak	(a) Developments located within ¼ mile of transit routes served on at least a half-hourly basis during the peak hours and hourly during the daytime no-peak hours.	Ten (10) percent increase above the base density of the zone.

(F) SENSITIVE AREAS

BENEFIT		DENSITY INCENTIVE
Type	Qualifying Conditions	Bonus
(i) Transfer of Density Credits Program	(a) Protection of environmentally sensitive areas through the City's Transfer of Density Credits Program.	Transferred density credits may be used as bonus densities to the maximum allowed in any zone.

(G) TREE PRESERVATION

Type	Qualifying Conditions	Bonus
(i) Preservation of additional tree-credits on site.	(a) Preservation must be one and one-half (1 ½) times the required preservation on site in accordance with WMC 21.16.150(2)(b). (b) Bonus must not exceed the maximum allowed density of WMC 21.12.030 or 21.12.040.	One residential bonus unit.

21.34.050 Rules for calculating total permitted dwelling units.

(1) The formula for calculating the total number of dwelling units permitted through RDI review is as follows:

$$\begin{array}{r}
 \text{DUs allowed by} \\
 \text{RDI site base} \\
 \text{density}
 \end{array}
 + \text{ Bonus DUs }
 + \begin{array}{r}
 \text{DUs allowed by} \\
 \text{sending site} \\
 \text{density (if any)}
 \end{array}
 = \begin{array}{r}
 \text{TOTAL RDI} \\
 \text{DUs}
 \end{array}$$

(2) The total dwelling units permitted through RDI review shall be calculated using the following steps:

- (a) Calculate the number of dwellings permitted by the base density of the site in accordance with WMC 21.12;
- (b) Calculate the total number of bonus dwelling units earned by providing the public benefits listed in WMC 21.34.040;
- (c) Add the number of bonus dwelling units earned to the number of dwelling units permitted by the base density;

- (d) Add the number of dwelling units permitted by the base density of the site sending TDCs, if any;
- (e) Round fractional dwelling units to the nearest whole number; .49 or less dwelling units are rounded down; and
- (f) On sites with more than one (1) zone or zone density, the maximum density shall be calculated for the site area of each zone. Bonus units may be reallocated within the zone's in the same manner set forth for base units in WMC 21.12.180.

21.34.060 Review process.

- (1) All RDI proposals shall be reviewed concurrently with a primary proposal to consider the proposed site plan and methods used to earn extra density as follows:
 - (a) For the purpose of this section, a primary proposal is defined as a proposed subdivision, conditional use permit or commercial building permit.
 - (b) When the primary proposal requires a public hearing, the public hearing on the primary proposal shall serve as the hearing on the RDI proposal, and the reviewing authority shall make a consolidated decision on the proposed development and use of RDI;
 - (c) When the primary proposal does not require a public hearing under this title or WMC Title 20 Subdivision Code, the RDI proposal shall be subject to the decision criteria for conditional use permits outlined in WMC 21.42 and to the procedures set forth for Planning Director review in this title; and
 - (d) The notice for the RDI proposal also shall include the development's proposed density and a general description of the public benefits offered to earn extra density.
- (2) RDI applications which propose to earn bonus units by dedicating real property or public facilities shall include a letter from the applicable receiving agency certifying that the proposed dedication qualifies for the density incentive and will be accepted by the agency or other qualifying organization.

21.34.070 Minor adjustments in final site plans. When issuing building permits in an approved RDI development, the Planning Director may allow minor adjustments in the approved site plan involving the location or dimensions of buildings or landscaping, provided such adjustments shall not:

- (1) Increase the number of dwelling units;
- (2) Decrease the amount of perimeter landscaping (if any);
- (3) Decrease residential parking facilities (unless the number of dwelling units is decreased);
- (4) Locate structures closer to any site boundary line; or
- (5) Change the locations of any points of ingress and egress to the site.

21.34.080 Applicability of development standards.

- (1) RDI developments shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the RDI development, provided that an RDI proposal in the R-4 through R-8 zone shall conform to the height requirements of the underlying zone in which it is located.
- (2) RDI developments in the R-4 through R-8 zones shall be landscaped as follows:
 - (a) When seventy-five (75) percent or more of the units in the RDI development consists of townhomes or apartments, the development shall provide perimeter landscaping and tree retention in accordance with WMC 21.16 for townhome or apartment projects.
 - (b) When less than seventy-five (75) percent of the units in the RDI consists of townhomes or apartments, the development shall provide landscaping and tree retention in accordance with WMC 21.16 for townhomes or apartments on the portion(s) of the development containing such units provided that, if buildings containing such units are more than 100 feet from the development's perimeter, the required landscaping may be reduced by fifty (50) percent.
 - (c) All other portions of the RDI shall provide landscaping or retain trees in accordance with WMC 21.16.
- (3) RDI developments in all other zones shall be landscaped or retain trees in accordance with WMC 21.16.
- (4) RDI developments shall provide parking as follows:
 - (a) Projects with 100 percent affordable housing shall provide one off-street parking space per unit. The Planning Director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas.
 - (b) All other RDI proposals shall provide parking for:
 - (i) Market rate/bonus units at levels consistent with WMC 21.18, and
 - (ii) Benefit units at fifty (50) percent of the levels required for market rate/bonus units.
- (5) RDI developments shall provide on-site recreation space as follows:
 - (a) Projects with 100 percent affordable housing shall provide recreation space at the levels required in WMC 21.14.
 - (b) All other RDI proposals shall provide recreation space for:
 - (i) Market rate/bonus units at levels consistent with WMC 21.14, and
 - (ii) Benefit units at fifty (50) percent of the levels required for market rate/bonus units.

**CHAPTER 21.36 GENERAL PROVISIONS -
TRANSFER OF RESIDENTIAL DENSITY CREDITS**

SECTIONS:

- 21.36.010 Purpose.**
- 21.36.020 Authority and application.**
- 21.36.030 Sending sites.**
- 21.36.040 Receiving sites.**
- 21.36.050 Transfer rules.**
- 21.36.060 Review process.**

21.36.010 Purpose. The purpose of the transfer of residential density credit system is to supplement land use regulation and open space acquisition programs and to encourage increased residential development density where it can be accommodated with the least impacts on the natural environment and public services by:

- (1) Providing an incentive for private property owners to protect open space, environmentally sensitive areas, park sites, historic sites, rural and resource areas beyond the minimum requirements of the code;
- (2) Involving Woodinville residents, land owners and other public agencies in designating appropriate sending and receiving areas; and
- (3) Providing a review system to ensure that transfers of residential density credits to receiving sites are balanced with other City goals and policies, and are adjusted to the specific conditions of each receiving site.

21.36.020 Authority and application. The transfer of residential density credit ("TDC") system for the City of Woodinville is established. The base residential density of a sending site may be transferred and credited to a non-contiguous receiving site only when the TDC is approved in accordance with the rules and procedures in this chapter.

21.36.030 Sending sites.

- (1) Sending sites shall be maintained in a natural state, except for agricultural lands, proposed public park or trail sites suitable for active recreation, shoreline access areas, or historic sites.
- (2) Sending sites must contain one or more of the following features, as defined in the Comprehensive Plan or other functional plan adopted by the City or County:
 - (a) Open spaces;
 - (b) Wildlife habitat;
 - (c) Woodlands;

- (d) Shoreline access;
 - (e) Community separator;
 - (f) Regional trail/natural linkage;
 - (g) Historic landmark designation;
 - (h) Agricultural land not encumbered through the county's farmlands preservation development rights purchase program;
 - (i) Park site that meets adopted size, distance and other standards for serving the receiving sites to which the density credits are being transferred; or
 - (j) Freestanding multi-story parking garage located on a site zoned CBD.
- (3) Sending sites shall have zoning consistent with the Comprehensive Plan map designation.

21.36.040 Receiving sites.

- (1) Receiving sites shall be zoned R-4 through R-48, NTB, CBD, or O, or any combination thereof, before being eligible to participate in a TDC.
- (2) Except as provided in this chapter, development of a receiving site shall remain subject to all use, lot coverage, height, setback and other requirements of its zone.
- (3) A receiving site may accept density credits, up to the maximum density permitted pursuant to WMC 21.12, from any sending site.

21.36.050 Transfer rules.

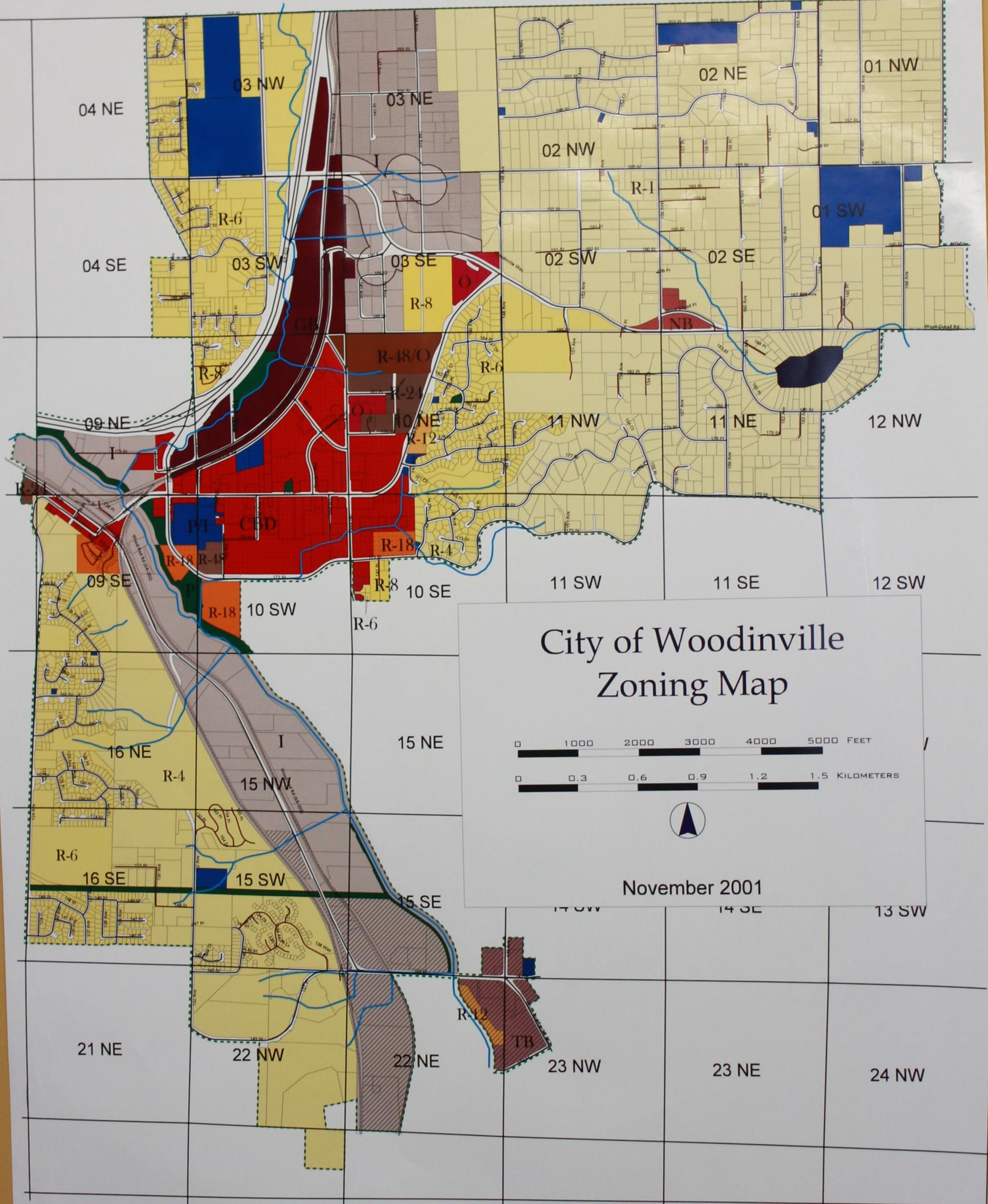
- (1) The number of density credits that a sending site is eligible to send to a receiving site shall be determined by applying the base density of the zone to the total sending site area, less any portion of the sending site already in a conservation easement or other encumbrance, or any land area already used to calculate residential density for another development. A plot plan showing environmentally sensitive areas and buffers, conservation easements or other encumbrances shall be submitted as part of the development application to demonstrate compliance with the density calculation rules set forth in WMC 21.12.
- (2) Sending sites with environmentally sensitive areas that have been declared unbuildable under WMC 21.12 shall be considered to have a base density calculated in accordance with that chapter, except that the areas of the sending and receiving sites shall be combined to calculate the overall site percentage of sensitive areas and buffers necessary for determining the allowable density credit as set forth in WMC 21.24.
- (3) Density credits from one sending site may be allocated to more than one receiving site provided that the site is segregated into segments in accordance with WMC Title 20 Subdivision Code or deed restrictions documenting the density credit transfer are recorded with the title to all sending and receiving properties, and that the credit from each segment is allocated to a specified receiving site.

Minor Amendments to Chapter 21.36.040 Receiving Sites (Transfer of Density Credits)

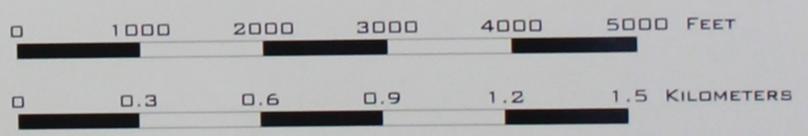
- (4) When the sending site consists only of a portion(s) of an unsubdivided parcel, said portion(s) shall be segregated from the remainder of the lot pursuant to WMC Title 20 Subdivision Code or deed restrictions documenting the density credit transfer shall be recorded with the title to both the sending and receiving site.
- (5) A conservation easement shall be recorded on the sending site to indicate development limitations on the sending site.
- (6) Upon submitting an application to develop a receiving site under the provisions of this chapter, the applicant shall provide evidence of ownership or full legal control of all sending sites proposed to be used in calculating total density on the receiving site. It shall be the applicant's responsibility, prior to application, to ascertain what form of permanent protection of the sending site will be acceptable to the City of Woodinville.
- (7) Density credits from a sending site shall be considered transferred to a receiving site when the sending site is permanently protected by a completed and recorded land dedication or conservation easement .
- (8) TDC developments shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the TDC development.

21.36.060 Review process. All TDC proposals shall be reviewed concurrently with a primary proposal as follows:

- (1) For the purpose of this section, a primary proposal is defined as a proposed subdivision, conditional use permit, or commercial building permit.
- (2) When the primary proposal requires a public hearing under this title or WMC Title 20 Subdivision Code, that public hearing shall also serve as the hearing on the TDC proposal, and the reviewing authority shall make a consolidated decision on the proposed development and use of TDC;
- (3) When the primary proposal does not require a public hearing that TDC proposal shall be subject to the decision criteria for conditional use permits outlined in WMC 21.42 and to the procedures set forth for Planning Director review in this title.



City of Woodinville Zoning Map



November 2001

Zoning Legend					
	R-1 Residential - 1 Unit Per Acre		R-48 - Residential - 48 Units Per Acre		P/I - Public / Institutional
	R-4 Residential - 4 Units Per Acre		R-48/O - Residential - 48 Units Per Acre/Office		P - Public Park/Open Space
	R-6 Residential - 6 Units Per Acre		O - Office		TDO - Tourist District Overlay
	R-8 Residential - 8 Units Per Acre		I - Industrial		SOB - Sexually Oriented Business
	R-12 Residential - 12 Units Per Acre		GB - General Business		MUO - Mixed Use Overlay
	R-18 Residential - 18 Units Per Acre		CBD - Central Business District		Private Road
	R-24 Residential - 24 Units Per Acre		NB - Neighborhood Business		Public Road
			TB - Tourist Business		

NOTE: This zoning map is a pictorial presentation and the City does not warrant its accuracy or depiction. The official map is a file with the City of Woodinville Department of Planning and Community Development.

ATTACHMENT H

Supporting Comprehensive Goals & Policies

for the Proposed Neighborhood Business Designation Amendments

The Planning Commission has identified the following Comprehensive Plan goals and policies in support of the proposed changes to the Neighborhood Business District designation to make a clear distinction between the two existing areas in the City zoned Neighborhood Business.

GOAL LU-1: To guide the City's population growth in a manner that maintains or improves Woodinville's Northwest woodland character, environmental attributes, and quality of life.

Policies

LU-1.1 Preserve the character of existing neighborhoods in Woodinville while accommodating the state's 20-year growth forecasts for Woodinville.

LU-1.2 Encourage future development in areas:

- 1. With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided); and*
- 2. Where adverse environmental impacts can be minimized; and where such development will enhance the area's appearance or vitality.*

COMMENT: One of the Neighborhood Business zoned areas is located in the northeast portion of the City and is surrounded (land serves) by a single-family residential neighborhood. This area has limited existing infrastructure and capacity, in comparison, the other Neighborhood Business zoned area, is located in the south end of the City, is a part of the Tourist District and has (or planned for) adequate infrastructure to support a wide range of commercial development.

GOAL LU-3: To attain a wide range of residential patterns, densities, and site designs consistent with Woodinville's identified needs and preferences.

Policies

LU-3.1 Encourage development that complements the existing residential development patterns in Woodinville's neighborhoods.

LU-3.4 Provide controls to minimize encroachment by incompatible land uses within and between zoning districts.

COMMENT: By limiting the permitted uses to those that serve the day to day needs of a residential neighborhood and limiting the scale (Density & Dimension) of those uses, the proposed amendments to the designation for the Neighborhood Business area surrounded by single-family residential development would encourage commercial

development compatible with the existing residential development and minimize encroachment by incompatible land uses.

GOAL LU-4: To establish land use patterns that encourage a variety of commercial services and employment opportunities.

Policies

LU-4.6 Limit expansion of neighborhood commercial centers to the size designated in this plan.

LU-4.8 Establish special development conditions to ensure compatibility with existing uses in neighborhood commercial centers and the surrounding neighborhoods.

COMMENT: The proposed amendments do not expand the existing neighborhood commercial centers while still encouraging a variety of commercial services and employment opportunities appropriate for each of the two separate distinct neighborhood commercial centers. Special development conditions such as limiting the size of commercial buildings to 10,000 square feet and street setback requirements, have been proposed to ensure compatibility between commercial development and adjacent single-family residential development.

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