CITY OF WOODINVILLE, WASHINGTON

ORDINANCE NO. 324

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING LAND USE TABLES AND DEVELOPMENT CONDITIONS IN WOODINVILLE MUNICIPAL CODE CHAPTER 21.08 REGULATING PERMITTED USES IN THE TOURIST BUSINESS ZONING DISTRICT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to City of Woodinville Municipal Code Chapter 17, amendments to the Zoning Code must be recommended by the Planning Commission to the City Council for adoption, and

WHEREAS, the City conducted the required Environmental Review under the State Environmental Policy Act (SEPA); and

WHEREAS, the Planning Commission held a Public Hearing on the proposed Zoning Code Amendment on June 5, 2002; and

WHEREAS, the Planning Commission forwarded its Findings and Recommendation of Approval to the City Council; and

WHEREAS, the City Council has received and reviewed the Planning Commission's report, findings and recommendations; and

WHEREAS, the City Council has approved Zoning Code Amendment, File No. ZCA2002-0026; and

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

Section 1. Chapter 21.08 of the Woodinville Municipal Code is hereby amended as shown in Exhibit 1, pages 1 through 27.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be 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.

Section 3. Effective Date. This ordinance or a summary thereof consisting of the title shall be published in the official newspaper of the City, and shall take effect and be in full force no sooner than five (5) days after publication. This ordinance shall become ineffective if the City receives objection of the regulations from the State.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 15th DAY OF JULY 2001.

Scott Hageman, Mayor

ATTEST:

Sandra Parker, City Clerk/CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: Zach Lell, for
Jeff Taraday, City Attorney

PASSED BY THE CITY COUNCIL: 07-15-2002
PUBLISHED: 07-22-2002
EFFECTIVE DATE: 07-27-2002
ORDINANCE NO. 324

EXHIBIT 1
TOURIST BUSINESS PERMITTED USES AMENDMENTS

CHAPTER 21.08 PERMITTED USES

SECTIONS:

21.08.010 **Establishment of uses.**
21.08.020 **Interpretation of land use tables.**
21.08.030 **Residential land uses.**
21.08.040 **Recreation/Cultural land uses.**
21.08.050 **General Services land uses.**
21.08.055 **Institutional land uses.**
21.08.060 **Business Service land uses.**
21.08.070 **Retail/Wholesale land uses.**
21.08.080 **Manufacturing land uses.**
21.08.090 **Resource land uses.**
21.08.100 **Regional land uses.**

21.08.010 **Establishment of uses.** The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding sixty days. A use which will operate for less than sixty days is considered a temporary use, and subject to the requirements of WMC 21.32 of this title. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the City of Woodinville.

21.08.020 **Interpretation of land use tables.**

(1) The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.
(2) If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
(3) If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in WMC 21.42 and the general requirements of the code.
(4) If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in WMC 21.42 and the general requirements of the code.
(5) If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in WMC 21.42 and the general requirements of the code.
(6) If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions

(7) Indicated in the development condition with the corresponding number immediately following the land use table.

(7) If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

(8) All applicable requirements shall govern a use whether or not they are cross-referenced in a section.

(9) Only public parks or recreational facilities shall be allowed to locate in the Parks (P) Zone.

WMC 21.08.030

A. RESIDENTIAL LAND USE

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL										
	ZONE	LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD	BUSINESS	TOURIST	BUSINESS	GENERAL	BUSINESS	CENTRAL	BUSINESS	OFFICE	INDUSTRIAL	PUBLIC	INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB		TB		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		P18			
*	Apartment		P11	P	P			~~P~~				P		P18			
*	Mobile home park		P	P				~~P~~				P		P18			
*	Senior citizen assisted (See 21.06.188 for definition)		P11	P	P			~~P~~				P		P18			
	GROUP RESIDENCES:																
*	Community residential facility	C15	C15	P15	P15			~~P15~~				P15		P15, 18			P15
*	Dormitory	C2	C2	P2	P2							P2		P2,18	P2		P13
	ACCESSORY USES:																
*	Residential accessory uses	P3	P3	P3	P3			~~P3~~				P3		P3,18			P16
*	Home occupation (8)	P	P	P	P			~~P~~				P		P18			
*	Home industry (9)	C	C	C	C												
	TEMPORARY LODGING:																
7011 (1)	Hotel/Motel											P		P18			
*	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

21.08.030 B. DEVELOPMENT CONDITIONS.

(1) Except bed and breakfast guest houses.
(2) Only as an accessory to a school, college/university, church, or fire station.
(3) (a) Accessory dwelling units:
(i) Only one accessory dwelling per lot;
(ii) The primary residence or the accessory dwelling unit shall be owner occupied;
(iii) If the accessory dwelling unit is a separate structure, the accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence;
(iv) One additional off-street parking space is provided; and
(v) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.
(b) Accessory Aircraft: One single or twin engine, general aviation aircraft shall be permitted only on lots which abut, or have a legal access which is not a public right-of-way, to a waterbody or landing field, provided:
(i) No aircraft sales, service, repair, charter or rental;
(ii) No storage of aviation fuel except that contained in the tank or tanks of the aircraft; and
(iii) Storage hangars shall not exceed twenty feet in height above average finished grade or have a gross area exceeding 3,000 square feet.
(4) Only as an accessory use to an institution, school, public agency, church, synagogue, temple, or non-profit community organization.
(5) (Reserved)
(6) Only as an accessory to the permanent residence of the operator, provided:
(a) Serving meals to paying guests shall be limited to breakfast; and
(b) The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the Uniform Building Code as adapted by the City for R-1 occupancies may accommodate up to ten persons per night.
(7) A conditional use permit is not required if the townhomes are approved through subdivision review or if the project is in the R-8 zone.
(8) Home Occupations are subject to the requirements and standards contained in Section 21.30.040.
(9) Home Industries are subject to the requirements and standards contained in Section 21.30.050.
(10) Townhomes and duplexes must be compatible in design, height, color, style, and materials with existing neighborhood.
(11) Permitted only in the R-8 zone.
(12) Permitted only in the R-4 and R-6 zones, on parcels where protection of sensitive areas prohibit traditional single-family development.
(13) Only as an accessory to a public school.
(14) Also permitted in the Tourist District. See WMC 21.38.065.

(15) The number of occupants shall not exceed the occupant load of the structure, calculated as provided in the 1994 Uniform Building Code, Section 1002, or as may be hereafter amended.
(16) Only as an accessory to a permitted use.
(17) Only as an accessory to an institution, school, or public agency.
(18) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.

WMC 21.08.040

A. RECREATIONAL / CULTURAL LAND USES

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
	ZONE	LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL	PUBLIC INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
	PARK / RECREATION:											
*	Park	P1	P1	P1	P1	P1	P1	P	P	P9	P	P
*	Trails	P	P	P	P	P	P	P	P	P9	P	P
*	Destination Resorts								C2			
*	Marina			C4	C4		P5	P	P	P9	P	
	AMUSEMENT/ ENTERTAINMENT:											
7832	Theater							P6	P6	P6, 9		
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	P			
7996	Amusement park							P	C			
*	Outdoor performance center						S	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	P9		P3
841	Museums and Art Galleries	P11 C	P11 C	P11 C	P11 C		P		P	P9	P	P3
842	Arboretum	P	P	P	P		P		P	P9		P3
866	Churches, synagogues, and temples	P12 C	P12 C	P12 C	P12 C		P	P	P	P9		
*	Conference Center	P11 C	P11 C	P11 C	P11 C				P	P9		

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

21.08.040 B. DEVELOPMENT CONDITIONS.

(1) The following conditions and limitations shall apply, where appropriate:
  (a) No stadiums on sites less than ten acres;
  (b) Lighting for structures and fields shall be directed away from residential areas;
  (c) Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining residential zones; and
(2) Except recreational vehicle parks.
(3) Limited to publicly owned facilities.
(4) Limited to recreation facilities for residents of a specified residential development.
(5) Limited to day moorage.
(6) Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, public parks, community centers, public libraries or churches that conduct religious or educational classes for minors.
(7) Structures, driving ranges and lighted areas shall maintain a minimum distance of fifty feet from property lines adjoining residential zones.
(8) Only as an accessory to golf courses.
(9) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
(10) Only in an enclosed building.
(11) Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a landmark subject to the provisions of WMC 21.38.080.
(12) Only as accessory to a nonresidential use established through a discretionary permit process and limited in scale to ensure compatibility with surrounding neighborhoods.
(13) Indoor batting facilities are subject to the following conditions and limitations:
  (a) Facilities open to youth under the age of eighteen (18) shall not be located in the Sexually Oriented Business Overlay District.
  (b) The facility shall require the minimum safety standards as provided for a national youth baseball association such as the Little League Association.
  (c) Signs regarding safety rules must be prominently displayed.
  (d) Pedestrian walkways shall be clearly marked.
  (e) The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in the Uniform Building Code) shall not be located in any spaces adjacent to the indoor batting facility; or, the facility shall be located in a single occupancy building.
  (f) Retail sales at an indoor batting facility shall be limited to baseball-related items, and the retail sales area shall not exceed 500 square feet.

(g) Children under the age of fifteen (15) are not permitted on the premises without a supervising adult.
(h) On site food preparation is prohibited.
(i) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.

(14) Indoor go-cart racing facilities are subject to the following conditions and limitations:
(a) Signs regarding safety rules must be prominently displayed.
(b) Pedestrian walkways shall be clearly marked.
(c) The business owner shall provide to the City a signed statement by the building owner declaring that high hazard occupancies (Type H occupancies as defined in the Uniform Building Code) shall not be located in any spaces adjacent to the indoor go-cart racing facility, or the facility shall be located in a single occupant building.
(d) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
(e) Until and unless the City adopts an overriding noise ordinance, the maximum noise levels (dBA) associated with the operation of any go-cart racing facility shall not exceed the following maximum dBAs:

	Receiving Property	
Residential Zones	Commercial Zones	Industrial Zones
57*	60	65

*Reduced to 10 dBA between the hours of 10 p.m. and 7 a.m.

(f) Loitering outside the facility shall be strictly controlled by the facility's management.
(g) Prior to the opening of the facility, proof of suitable insurance is required.

WMC 21.08.050

A. GENERALSERVICES LAND USES

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
	ZONE	LOW DENSITY	MODERATED DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL	PUBLIC INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
	PERSONAL SERVICES:											
72	General Personal Service					P	P		P	P3, 23		P18
7216	Dry cleaning plants										P	
7218	Industrial Laundress										P	
7261	Funeral Home/Crematory	C4	C4	C4	C4			P	P	P4, 23		
*	Cemetery, Columbarium or Mausoleum	P26 C5	P26 C5	P26 C5	P26 C5		~~P26~~	P26 C5	P26 C5	P26, 23		
*	Day care I	P6	P6	P6	P6	P	~~P~~	P	P	P7,23	P7	P18
*	Day care II	P8	P8	P8	P8	P	~~P~~	P	P	P8, 23	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	P23		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, 23		P18, 30
807	Medical / Dental Lab								P30	P30, 22	P 30	P18, 30
808-09	Miscellaneous Health									P30, 23		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, 30,23	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, 30,23		P21, 30
*	Preschool	C28, 30	C28,30	C28, 30	C28, 30	P	~~P30~~		P30	P30,23		P30
*	School District Support Facility	C25, 30	C25, 30	P25, 30 C30	P25, 30 C30		~~C30~~	P30	P30	P30, 23	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
[illegible]0 regulations, see WMC

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 21.38.030
(*) Definition of this specific Land Use, see W1.06

21.08.050 B. DEVELOPMENT CONDITIONS.

(1) Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table.

(2) Except SIC Industry Group Nos.:
- (a) 835-Day Care Services, and
- (b) 836-Residential Care, which is otherwise provided for on the residential permitted land use table.

(3) Limited to SIC Industry Group and Industry Nos.:
- (a) 723-Beauty Shops;
- (b) 724-Barber Shops;
- (c) 725-Shoe Repair Shops and Shoe Shine Parlors;
- (d) 7212-Garment Pressing and Agents for Laundries and Dry cleaners;
- (e) 7217-Carpet and Upholstery Cleaning.

(4) Only as an accessory to a cemetery.

(5) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.

(6) Only as an accessory to residential use; provided:
- (a) Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
- (b) Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones.
- (c) Only two non-resident staff are present on-site at any one time.

(7) Permitted as an accessory use, see commercial/industrial accessory, WMC 21.08.060A.

(8) Only as a re-use of a public school facility subject to the provisions of WMC 21.32, an accessory use to a school or church, provided:
- (a) Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
- (b) Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
- (c) Direct access to a developed arterial street shall be required in any residential zone; and
- (d) Hours of operation may be restricted to assure compatibility with surrounding development.

(9) Only in the R-1 zone as a home occupation, provided that the square footage limitations in WMC 21.30 for home occupations applies only to the office space for the clinic, and provided further that:
- (a) Boarding or overnight stay of animals is allowed only on sites of five acres or more;
- (b) No burning of refuse or dead animals is allowed;
- (c) The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and

(d) The provisions of WMC 21.30 relative to animal keeping are met.

(10) (a) No burning of refuse or dead animals is allowed;
(b) The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
(c) The provisions of WMC 21.30 relative to animal keeping are met.

(11) Only as an accessory to a gasoline service station, see retail and wholesale permitted use table.

(12) Only as a re-use of a public school facility subject to the provisions of WMC 21.32.

(13) Only as a re-use of surplus non-residential facility subject to WMC 21.32.

(14) Covered riding arenas shall not exceed 20,000 square feet; stabling areas, whether attached or detached, shall not be counted in this calculation and subject to the provisions of 21.30.030.

(15) Limited to projects which do not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.

(16) Only as a re-use of a public school facility subject to the provisions of WMC 21.32. An expansion of such school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.

(17) All instruction must be within an enclosed structure.

(18) Only as an accessory to a hospital or other permitted institutional use.

(19) Only as an accessory to residential use, provided:
(a) Students are limited to twelve per one hour session,
(b) All instruction must be within an enclosed structure, and
(c) Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining residential zones.

(20) Only as an accessory to residential use, provided:
(a) Accessory structures used for school shall maintain a minimum distance of twenty five feet from property lines adjoining residential zones; and
(b) Only lots over 2.5 acres:
(i) Retail sales of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to 2,000 square feet;
(ii) Sales of food prepared in the instructional courses is permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school.

(21) Limited to publicly owned facilities.

(22) Only as an accessory use to on-site medical offices.

(23) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.

(24) (Reserved)

(25) Only when adjacent to an existing or proposed school.

(26) Limited to columbarium's accessory to a church provided that existing required landscaping and parking are not reduced.

(27) (a) The portion of the building in which animals are kept shall be soundproof.
(b) All run areas and confinement areas shall be within the building.

(28) Operation limited to the hours between 8:30 a.m. and 3:30 p.m., Monday through Friday.

(29) Gymnastics schools are allowed, subject to the following conditions:
(a) A gymnastic school shall be a member in good standing of the United States Gymnastics Federation.
(b) A gymnastic school shall demonstrate conformance to guidelines of the United States Gymnastics Federation for equipment used for gymnastics instruction.
(c) A safe student "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
(d) Retail sales at a gymnastic school shall be limited to gymnastic-related items, and the retail sales area shall not exceed 500 square feet.

(30) If use abuts an agriculturally zoned property, the following conditions apply:
(a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
(b) 50 feet of Type II landscaping is required in the setback; and
(c) Non-emergency access through or to the agriculturally zoned parcel is prohibited.

WMC 21.08.055

A. INSTITUTIONAL LAND USES

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL						
	ZONE	LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL	PUBLIC INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	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
*	Public agency or utility yard	P3, 9	P3, 9					P9	P9		P9	P9
*	Public agency archives							P9	P9	P9, 14	P9	P9
921	Court								P9	P9, 14		P9
9221	Police Facility					P5		P9	P9	P9, 14	P9	P9
9224	Fire Facility	C4,9	C4,9	C4,9	C4,9		C4, ~~P9~~	P9	P9	P9, 14	P9	P9
*	Utility Facility	P9	P9	P9	P9		P9	P9	P9	P9, 14	P9	P9
*	Minor Communication Facility (6)	C9	C9	C9	C9		C9	P9	P9	P9, 14	P9	P9, 12
*	Private Stormwater Management Facility	P7, 9	P7, 9	P7, 9	P7, 9		P8, 9	P8, 9	P8, 9	P8, 9,14	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, 14	P9	P9, 12

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

21.08.055 B. DEVELOPMENT CONDITIONS.

(1) Only as a re-use of a public school facility subject to the provisions of WMC 21.32.
(2) Only as a re-use of a surplus non-residential facility subject to WMC 21.32.
(3) Limited to material storage for road maintenance facilities.
(4) (a) All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
(b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty five feet from such street; and
(c) No outdoor storage.
(5) Limited to Police Substation Facilities.
(6) Minor communication facilities shall be regulated relative to setback and height pursuant to WMC Chapter 21.12.
(7) Such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities.
(8) Such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
(9) If use abuts an agriculturally zoned property, the following conditions apply:
(a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
(b) 50 feet of Type II landscaping is required in the setback; and
(c) Non-emergency access through or to the agriculturally zoned parcel is prohibited.
(10) Limited to drop box facilities accessory to a public or community use such as a school, fire station, or community center.
(11) All processing and storage of material shall be within enclosed buildings and excluding yard waste processing.
(12) Limited to publicly owned facilities.
(13) (Reserved).
(14) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.

WMC 21.08.060

A. BUSINESS SERVICES LAND USES

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
	ZONE	LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD	BUSINESS	TOURIST	BUSINESS	GENERAL	BUSINESS	CENTRAL	BUSINESS	OFFICE	INDUSTRIAL	PUBLIC	INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB		TB		GB		CBD		O	I	P/I	
15-17	Construction and Trade									P		P9		P10, 7	P		
*	Individual Transportation and Taxi									P		P		P10, 7			
421	Trucking and Courier Service									P		P12		P13, 7	P		
*	Warehousing, (1) and Wholesale Trade														P		
*	Self-service Storage			C14	C14					P		P		P7	P		
4221 4222	Farm Product Warehousing, Refrigeration and Storage														P		
*	Log Storage														P		
47	Transportation Service									P					P		
473	Freight and Cargo Service									P				P10, 7	P		
472	Passenger Transportation Service									P		P		P7			
48	Communication Offices									P		P		P7	P		
482	Telegraph and other Communications									P		P		P7	P		
*	General Business Service					P		P		P16		P		P	P16		
*	Professional Office					P		~~P~~		P16		P		P	P16	P3	
7312	Outdoor Advertising Service									P		P		P17, 7	P		
7334	Photocopying and duplicating services							P									
735	Miscellaneous Equipment Rental									P		P		P17, 7	P	P4	
751	Automotive Rental and Leasing									P		P		P7			
752	Automotive Parking		P19	P19	P19	P19		~~P20~~		P		P21			P	P5	
7941	Professional Sport Teams/Promoters											P		P7			
873	Research, Development and Testing									P2		P2		P2, 7	P2	P6	
*	Heavy Equipment and Truck Repair									P					P		
*	Commercial/Industrial Accessory Uses			P22				P22				P		P7	P		
*	Helistop					C23		C23		C24		C24		C23, 7	C24	C24	

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
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

21.08.060 B. DEVELOPMENT CONDITIONS.

(1) Except self-service storage.
(2) Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.
(3) Only as a government, public agency, community service, or nonprofit, or as an accessory to a permitted use.
(4) Only as an accessory to a permitted use.
(5) Only as an accessory to a permitted use and as a facility fully accessible to the public.
(6) Only as a medical research and development facility associated with a hospital or other medical service provider.
(7) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
(8) (Reserved)
(9) No outdoor storage of materials.
(10) Limited to office uses.
(11) (Reserved)
(12) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
(13) Limited to SIC Industry No. 4215-Courier Services, except by air.
(14) Accessory to an apartment development of at least twelve units provided:
    (a) The gross floor area in self service storage shall not exceed fifty percent of the total gross floor area of the apartment dwellings on the site;
    (b) All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
    (c) The use of the facility shall be limited to dead storage of household goods;
    (d) No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
    (e) No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
    (f) No residential occupancy of the storage units;
    (g) No business activity other than the rental of storage units to the apartment dwellings on the site; and
    (h) A resident Manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
(15) (Reserved)
(16) Only as an accessory use to another permitted use, not to exceed forty nine percent of gross floor area.
(17) No outdoor storage.
(18) (Reserved)

(19) Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
  (a) They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting hours; and
  (b) The site is adjacent to a designated arterial that has been improved to a standard acceptable to the Department.

(20) No tow-in lots for damaged, abandoned or otherwise impounded vehicles.

(21) No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.

(22) Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.

(23) Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.

(24) Allowed as accessory to an allowed use; or limited to emergency evacuation sites in conjunction with police, fire or health service facility.

(25) Limited to private road ambulance services with no outside storage of vehicles.

WMC 21.08.070

A. RETAIL LAND USES

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
	ZONE	LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL	PUBLIC INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	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										
*	Motor Vehicle and Boat Dealers							P	P8			
553	Auto Supply Stores							P9				
554	Gasoline Service Stations					P	P	P	P12			
56	Apparel and Accessory Stores					P	P		P			
*	Furniture and Home Furnishings Stores							P	P			
58	Eating and Drinking Places					P10, 16	P10, 16	P	P12	P17	P6	P1
*	Drug Stores						P	P	P	P18		P13
592	Liquor Stores							P	P			
593	Used Goods: Antiques/Secondhand Shops					P	P4		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		P			
598	Fuel Dealers							P			P	
*	Florist Shops					P	P		P	P17		P13
*	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

21.08.070 B. DEVELOPMENT CONDITIONS

(1) Only as an accessory to a permitted use.
(2) Only Hardware and Garden Materials stores shall be permitted.
(3) (a) Limited to products produced on-site; and
(b) Covered sales areas shall not exceed a total area of 500 square feet.
(4) ~~(Reserved).~~ Excludes used building material stores and pawnshops.
(5) Limited to SIC Industry No. 5331, Variety Stores, and further limited to a maximum of 2,000 square feet of gross floor area.
(6) Permitted in conjunction with an on-site food processing facility; otherwise permitted only in multi-tenant building and limited to a maximum of 2,000 square feet of gross floor area.
(7) (a) The floor area devoted to retail sales shall not exceed 2,500 square feet;
(b) Sales shall be limited to agricultural produce and plants;
(c) Storage areas for produce may be included in a farm store structure or in any accessory building;
(d) Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. during the months of May through September and 7:00 a.m. to 7:00 p.m. during the months of October through April; Outside lighting is permitted, provided no off-site glare is allowed; and
(e) Noncontiguous lands within the City of Woodinville may be assembled by an individual farmer or group of farmers for the purposes of establishing a source of local products to be sold in a farm store on one of the properties.
(8) Excluding retail sale of trucks exceeding one-ton capacity.
(9) Only the sale of new or reconditioned automobile supplies is permitted.
(10) Excluding SIC Industry No. 5813-Drinking Places.
(11) Sexually oriented businesses shall be prohibited within:
(a) 660 feet of the perimeter of the building or point of access in which: any other sexually oriented business is located; or
(b) 330 feet from any office zone or residential zone, except the single-family residential zoned areas to the west and east of the North Industrial Neighborhood Sexually Oriented Business Overlay District; or
(c) 330 feet of any school, licensed daycare, public park, community center, public library, or church which conducts religious or educational classes for minors; or
(d) 330 feet of the Woodinville Fire and Life Safety District Station No. 31.
(12) Subject to the City's adopted Design Principles.
(13) Only as an accessory to a hospital or other medical facility.
(14) Includes wholesale and retail sale of trucks exceeding one ton capacity.
(15) See WMC 17.19 for regulations governing a sexually oriented business. See Ordinance No. 101 for regulations governing the location of sexually oriented businesses.
(16) No drive-through window restaurants are permitted.
(17) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive

Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.

(18) Except SIC 5993 – Tobacco Stores and Stands, which are not permitted.

(19) Drug Stores are limited to 25% of total office building square footage.

WMC 21.08.080

A. MANUFACTURING LAND USES

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
	ZONE	LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL	PUBLIC	INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I	
20	Food and Kindred Products							C			P2		
2082/ 2084	Winery/Brewery							C			P		
22	Textile Mill Products										P		
23	Apparel and other Textile Products							C			P		
24	Wood Products, except furniture							C6			P		
25	Furniture and Fixtures							C			P		
26	Paper and Allied Products										P		
27	Printing and Publishing					P7	P7	P7	P7	P7, 1	P		
28	Chemicals and Allied Products										P		
2911	Petroleum Refining and related industries										C		
30	Rubber and Misc. Plastics Products										P		
31	Leather and Leather Goods							C			P		
32	Stone, Clay, Glass and Concrete Products							P9			P		
33	Primary Metal Industries										C		
34	Fabricated Metal Products										P		
35	Industrial and Commercial Machinery										P		
351-55	Heavy Machinery and Equipment										C		
357	Computer and Office Equipment							C		C1	P		
36	Electronic and other Electric Equipment							C			P		
374	Railroad Equipment										C		
376	Guided Missile and Space Vehicle Parts										C		
379	Miscellaneous Transportation Vehicles										C		
38	Measuring and Controlling Instruments							C		C1	P		
39	Miscellaneous Light Manufacturing										P		
*	Motor Vehicle and Bicycle Manufacturing										C		
*	Aircraft, Ship and Boat Building										P10 C		
7534	Tire Retreading										C		
781-82	Movie Production/Distribution							P			P		
*	Accessory Use Commercial/Industrial										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

21.08.080 B. DEVELOPMENT CONDITIONS.

(1) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
(2) Except slaughterhouses.
(3)(Reserved)
(4) Limited to rough milling and planing of products grown on-site with portable equipment.
(5) (Reserved)
(6) Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork (excluding planing mills).
(7) Limited to photocopying and printing services offered to the general public.
(8) (Reserved)
(9) Only within enclosed buildings.
(10) Limited to boat building of craft not exceeding 48 feet in length and aircraft parts.
(11) (Reserved)
(12) Retail activity is limited to items manufactured or assembled on site.
(13) Retail area is limited to ten percent of the gross floor area not to exceed 3000 thousand square feet regardless of gross floor area of the principal manufacturing use.

WMC 21.08.090

A. RESOURCE LAND USES

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

		RESIDENTIAL				COMMERCIAL/INDUSTRIAL								
	ZONE	LOW DENSITY	MODERATE DENSITY	MEDIUM DENSITY	HIGH DENSITY	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL	PUBLIC	INSTITUTIONAL
SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I	
	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 3	P		
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	C									P		
0273	Aquaculture (1)	C									P		
*	Wildlife Shelters												
	MINERAL:												
10-14	Mineral Extraction												
32	Processing of Minerals										P		
2951	Asphalt Paving Mixtures and Block										P		
	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

21.08.090 B. DEVELOPMENT CONDITIONS.

(1) May be further subject to the provisions of the City of Woodinville Shoreline Management Program.
(2) Only forest research conducted within an enclosed building.
(3) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations
(4) Excluding housing for agricultural workers
(5) (Reserved)
(6) Only allowed in the R-1 zone.

WMC 21.08.100

A. REGIONAL LAND USES

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

SIC#	SPECIFIC LAND USE	ZONE	RESIDENTIAL: LOW DENSITY R1-4	MODERATE DENSITY R5-8	MEDIUM DENSITY R9-18	HIGH DENSITY R19+	COMMERCIAL/INDUSTRIAL: NEIGHBORHOOD BUSINESS NB	TOURIST BUSINESS TB	GENERAL BUSINESS GB	CENTRAL BUSINESS CBD	OFFICE O	INDUSTRIAL I	PUBLIC INSTITUTIONAL P/I
*	Jail								S11	S11	S11, 15		S11
*	Work Farm/Camp												
*	Work Release Facility								S11	S11	S11,15		
*	Public Agency Animal Control Facility								S11	S11		P11	S11
*	Public Agency Training Facility								S3, 11	S3, 11	S3, 11,15	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, S11,15	P11 12, S11	
*	Major Communication Facility											S6c, 11	
*	Personal Wireless Facilities (14)		14	14	14	14	14	14	14	14	14,15	14	14
*	Earth Station		P6a	P6a	P6a	P6a		P6b, 11	P6b, 11	P6b, 11	P6b 11,15	P6b11	P6b, 11
	Oil and Gas Extraction		S11	S11	S11	S11		~~S11~~	S11	S11	S11,15	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, 15	S11	S11
*	Airport/Heliport		S11	S11	S11	S11		~~S11~~	S11	S11	S11, 15	S11	S8, 11
*	Landing Field		S11	S11	S11	S11		~~S11~~	S11	S11	S11, 15	S11	S8, 11
*	Transit Bus Base								S11	S11		P11	S11
*	Transit Park and Ride Lot		C11	S11	S11	S11		~~P11~~	P11	P11	P11, 15	P11	S11
*	School Bus Base		C5, 11 S11	C5, 11 S11	C5, 11 S11	C5, 11 S11		~~S11~~	S11	S11	S11, 15	P11	S8, 11
7948	Racetrack		S7, 11	S11	S7, 11	S7, 11		~~S7, 11~~	S11	S7, 11	S7, 11, 15		
*	Fairground								S11	S11			S8, 11
8422	Zoo/Wildlife Exhibit (2)							S	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	P9, 11 C10, 11 S11	P9, 11 C10, 11 S11		~~P9,11 C10, 11 S11~~		P11	P11, 15	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

21.08.100 B DEVELOPMENT CONDITIONS.

(1) Except technical institutions. See vocational schools on General Services land use table, WMC 21.08.050.
(2) Except arboretum. See WMC 21.08.040, Recreation/Cultural land use table.
(3) Except weapons armories and outdoor shooting ranges.
(4) Except outdoor shooting range.
(5) Only in conjunction with an existing or proposed school.
(6) (a) Limited to one receive-only satellite parabolic antenna not exceeding one meter in diameter in a residential zone and not exceeding two meters in diameter in all other zones.
(b) Limited to no more than three satellite parabolic antennas not exceeding one meter in diameter in a residential zone and not exceeding two meters in diameter in all other zones.
(c) Limited to tower consolidations.
(7) Except racing of motorized vehicles.
(8) Only as an accessory to a permitted use or if operated by a public agency.
(9) Only as a re-use of a public school facility subject to the provisions of WMC 21.32.
(10) Only as a re-use of surplus non-residential facility subject to the provisions of WMC 21.32.
(11) If use abuts an agriculturally zoned property, the following conditions apply:
(a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
(b) 50 feet of Type II landscaping is required in the setback; and
(c) Non-emergency access through or to the agriculturally zoned parcel is prohibited.
(12) Excluding impoundment of water using a dam.
(13) Limited to facilities that comply with the following provisions:
(a) Any new diversion structure shall not:
(i) Exceed a height of eight feet as measured from the streambed, or
(ii) Impound more than three surface acres of water at the normal maximum surface level.
(b) There shall be no active storage.
(c) The maximum water surface area at any existing dam or diversion shall not be increased.
(d) An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained.
(e) Any transmission line shall be limited to a:
(1) Right-of-way of five miles or less; and
(2) Capacity of 230 KV or less.
(f) Any new, permanent access road shall be limited to five miles or less.

(g) The facility shall be located above an anadromous fish barrier.

(14) Personal wireless service facilities shall be regulated pursuant to WMC Chapter 21.26.

(15) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.