

ORDINANCE NO. 326

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.

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 amendments contained in Attachment A through G and finds that these amendments meet the required criteria in Ordinance No. 172, and WMC 21.46.030;

WHEREAS, a public hearing was held by the City of Woodinville Planning Commission on September 4, 2002; and,

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 Comprehensive Plan. The City of Woodinville Comprehensive Plan is hereby amended to read as set forth in Attachment A, which is attached hereto and incorporated herein 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 the Comprehensive Plan Future Land Use Map Adopted. The Comprehensive Plan Future Land Use Map is hereby amended to read as set forth in Attachment B, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 3. Amendment to Section 21.06 Technical Terms and Land Use Definitions to add a best available science definition. A new section, designated WMC 21.06.051, is hereby added to the Technical Terms and Land Use Definitions

Chapter of the City of the Woodinville Zoning Code to read as set forth below. New text is shown by underline.

21.06.051 **Best Available Science.** The Best Available Science or valid science can be described as research conducted by qualified individuals using documented methodologies that lead to verifiable results and conclusions.

Section 4. Amendment to Section 21.06 Technical Terms and Land Use Definitions to add a land use decision definition. A new section, designated WMC 21.06.341, is hereby added to the Technical Terms and Land Use Definitions Chapter of the City of the Woodinville Zoning Code to read as set forth below. New text is shown by underline.

21.06.341 **Land use decision.** Land use decision: this term shall have the meaning provided in RCW 36.70C.020 and shall include, but not be limited to, a final decision by the City approving, granting, issuing or denying an application for any of the following: conditional use permits, home occupation and home industry permits, temporary use permits, special use permits, variances, and any other “project permit” as that term is defined in RCW 36.70B.020(4).

Section 5. Amendment to Section 21.06 Technical Terms and Land Use Definitions to delete the Jail Farm definition. WMC 21.06.335 of the Technical Terms and Land Use Definitions Chapter of the City of Woodinville Zoning Code is hereby amended to read as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

21.06.335 **(Reserved).** Jail farm: a farm or camp on which persons convicted of minor law violations are confined and participate in agriculture and other work activities of the facility. ~~Jail farm: a farm or camp on which persons convicted of minor law violations are confined and participate in agriculture and other work activities of the facility.~~

Section 6. Amendments to Section 21.06 Technical Terms and Land Use Definitions to clarify the street setback definition to indicate buildings do not have a setback from sidewalk and landscape easements. WMC 21.06.545 & 21.06.550 of the Technical Terms and Land Use Definitions Chapter of the City of Woodinville Zoning Code are hereby amended to read as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

21.06.545 **Setback.** Setback: the minimum required distance between a structure and a lot line, access easement boundary, sensitive buffer or other buffer line that is required to remain free of structures. ~~Setback. Setback: the minimum required distance between a structure and a lot line, access easement boundary, sensitive buffer or other buffer line that is required to remain free of structures.~~

21.06.550 **Setback, street.** Street setback: the setback extending from the street right of way required between a structure and a street, measured pursuant to WMC 21.12.050 to a line parallel to and measured perpendicularly from the street right of way, vehicle access easements, or the edge of a surface improvement which extends beyond a right of way at the depth prescribed for each zone. ~~Setback, street. Street setback: the setback extending from the street right of way required between a structure and a street, measured pursuant to WMC 21.12.050 to a line parallel to and measured perpendicularly from the street right of way, vehicle access easements, or the edge of a surface improvement which extends beyond a right of way at the depth prescribed for each zone.~~

Section 7. Amendments to Sections 21.08.030 through 21.08.100 Permitted Land Use Charts and Development Conditions to revise Office zone permitted uses, require a conditional use permit for all houses larger than 8,500 square feet and delete the term Work Farm/Camp from the chart. The Permitted Land Use Charts and Development Conditions contained in WMC Sections 21.08.030 through 21.08.100 of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment C, which is attached hereto and incorporated herein 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 21.12.040 Density and Dimensions & Development Conditions to require a residential and office mixed-use development to contain a minimum of 25% office space in order to qualify for the fourth-story bonus. WMC 21.12.040 of the Density and Dimensions Chapter of the City of Woodinville Zoning Code is hereby amended to read as set forth in Attachment D, which is attached hereto and incorporated herein 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 Section 21.12.050 Measurement Methods for Street Setbacks to clarify buildings do not have a setback from sidewalk and landscape easements. WMC 21.12.050 of the Density And Dimensions Chapter of the City of Woodinville Zoning Code is hereby amended to read as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

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;~~ as follows:
 - (a) Where existing or planned street and sidewalk improvements are both located on a public right-of-way, the street setback shall extend perpendicularly from the lot line;
 - (b) Where existing or planned street improvements are located on a public right-of-way and the City has obtained a public access easement for placement of existing or planned sidewalk improvements, the street setback shall extend perpendicularly from the lot line and may overlap the public easement;
 - (c) Where the existing street improvements are on private property and consist of a separate tract, the street setback shall extend perpendicularly from the lot line;
 - (d) Where the existing street improvements are located over a private access easement, the street setback shall extend perpendicularly from the edge of the easement closest to the structure.
- (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.

Section 10. Amendments to Section 21.24.110 & 21.24.120 Sensitive Areas Special Study Requirements and Contents to add language to require the use of best available science in sensitive area reports and analysis for development.

WMC 21.24.110 & 21.24.120 of the Environmentally Sensitive Areas Chapter of the City of Woodinville Zoning Code are hereby amended to read as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

21.24.110 Sensitive area special study requirement.

- (1) An applicant for a development proposal which includes a sensitive area or is within an identified sensitive area buffer shall submit a sensitive area special study that uses the Best Available Science to adequately evaluate the proposal and all probable impacts.
- (2) The Planning Director may waive the requirement for a special study if the applicant shows, to the Planning Director's satisfaction, that:
 - (a) There will be no alteration of the sensitive area or buffer;
 - (b) The development proposal will not have an impact on the sensitive area in a manner contrary to the goals, purposes, objectives and requirements of this chapter; and
 - (c) The minimum standards required by this chapter are met.
- (3) If necessary to insure compliance with this chapter, the Planning Director may require additional information from the applicant, separate from the special study.

21.24.120 Contents of sensitive area special study.

- (1) The sensitive area special study shall be in the form of a written report and shall contain the following, as applicable:
 - (a) Using the Best Available Science, ~~Identification~~ and characterization of all sensitive areas on or encompassing the development proposal site;
 - (b) Using the Best Available Science, ~~A~~assessment of the impacts of any alteration proposed for a sensitive area or buffer, assessment of any alteration on the development proposal, other properties and the

- environment, and/or assessment of the impacts to the development proposal resulting from development in the sensitive area or buffer;
- (c) Studies which propose adequate mitigation, maintenance, monitoring and contingency plans and bonding measures;
 - (d) A scale map of the development proposal site; and
 - (e) Detailed studies, as required by the Planning Director.
- (2) A sensitive area special study may be combined with any studies required by other laws and regulations; and
- (3) If the development proposal will affect only a part of the development proposal site, the Planning Director may limit the scope of the required special study to include only that part of the site which may be affected by the development.

Section 11. Amendments to Section 21.24.200 (Reserved) to add aquifer recharge areas to sensitive areas regulations. WMC 21.24.200, a reserved section of the City of Woodinville Zoning Code, is hereby amended as set forth below. The new text is shown by underline; deleted text is shown by ~~strikethrough~~.

- 21.24.200** ~~(Reserved)~~**Aquifer recharge areas: development standards and permitted alterations.** A development proposal on a site containing a designated aquifer recharge area shall meet the following requirements:
1. An identification of the location of areas where aquifers are known to recharge surface bodies of water and areas known to provide for the recharge of aquifers from the surface shall be placed on the face of the site design and/or plat.
 2. Alterations to aquifer recharge areas may be allowed only as follows:
 - (a) The evaluation of site-specific subsurface conditions shows that the proposed development site is not located in an aquifer recharge area; or
 - (b) Mitigation based on the best available engineering, science and geological practices is implemented which either eliminates or minimizes the risk to the aquifer.
 3. The use of hazardous substances, pesticides and fertilizers and/or installation of on-site septic systems in designated aquifer recharge areas may be prohibited by the Building Official.

Section 12. Amendments to Sections 21.26.050 through 21.26.070 Development Standards Personal Wireless Service Facilities allowing personal wireless attached antennae within the Tourist Business District. WMC 21.26.050, 21.26.060 and 21.26.070 of the Development Standards Personal Wireless Service Facilities Chapter of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment E, which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

Section 13. Amendments to Section 21.34.040 Public Benefits and Density Incentives Chart to revise the density limit to parcels in the R-8 through R-48 zones only. WMC 21.34.040 of the Residential Density Incentive Chart requirements

of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment F, which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

Section 14. Amendments to Section 21.42.120 Expiration to clarify which land use decision review and approvals are subject to expiration. WMC 21.42.120 of the Review Procedures Chapter of the City of Woodinville Zoning Code is hereby amended as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

- 21.42.120** ~~Expiration – Conditional use and special use permits.~~ Permit approvals that are subject to review per ~~WMC 21.42.040 and .110~~ shall have a time limit of two (2) years from issuance or day of the final appeal decision, which ever is applicable, in which any required conditions of approval must be met; however, conditional use approval for schools shall have a time limit of five (5) years. The time limit may be extended one (1) additional year by the Planning Director or the Hearing Examiner if the applicant provides written justification prior to the expiration of the time limit. For the purpose of this chapter, issuance shall be the date the permit is issued or date upon which the Hearing Examiner’s decision is issued on an appeal of a permit, whichever is later. A permit is effective indefinitely once any required conditions of approval have been met.
- (1) Land use decisions that have been reviewed and approved pursuant to WMC 21.42.040 and .110 shall expire within two (2) years of approval, during which all construction of the project must be completed; PROVIDED THAT, conditional use approval for schools shall expire within five (5) years.
 - (2) The expiration date may be extended one (1) additional year by the Planning Director if, prior to the expiration date then in effect, the applicant demonstrates all of the following: 1) that the applicant has made significant progress toward completion of the project; 2) that failure to complete the project in a timely manner was beyond the applicant’s control; and 3) that expiration would cause the applicant to endure a significant financial hardship.
 - (3) For the purpose of this section approval shall be the date the land use decision is approved, issued, or granted by the Planning Director or the Hearing Examiner, whichever is later.
 - (4) This section shall apply retroactively to land use decisions approved pursuant to WMC 21.42.040 and .110 prior to the effective date of this section, PROVIDED THAT, for the purposes of determining the retroactive expiration date, the two (2) year period shall begin to run from the effective date of this section.
 - (5) This section shall not apply to zone reclassifications.

Section 15. Amendments to the Zoning Map Adopted. The City of Woodinville Zoning Map is hereby amended to read as set forth in Attachment G, which is attached hereto and incorporated herein by this reference as if set forth in full.

Section 16. 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 Official Comprehensive Plan Future Land Use Map and Zoning Maps as set forth in this Ordinance.

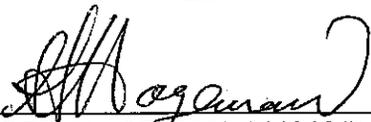
Section 17. Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, 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 18. 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 19. 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.

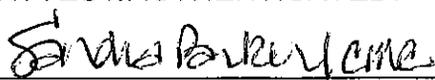
PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 2ND DAY OF DECEMBER 2002.

APPROVED:



SCOTT HAGEMAN, MAYOR

ATTEST/AUTHENTICATED:



SANDRA PARKER
CITY CLERK/CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____

PASSED BY THE CITY COUNCIL: 12-2-2002
PUBLISHED: 12-9-2002
EFFECTIVE DATE: 12-14-2002
ORDINANCE NO. 326

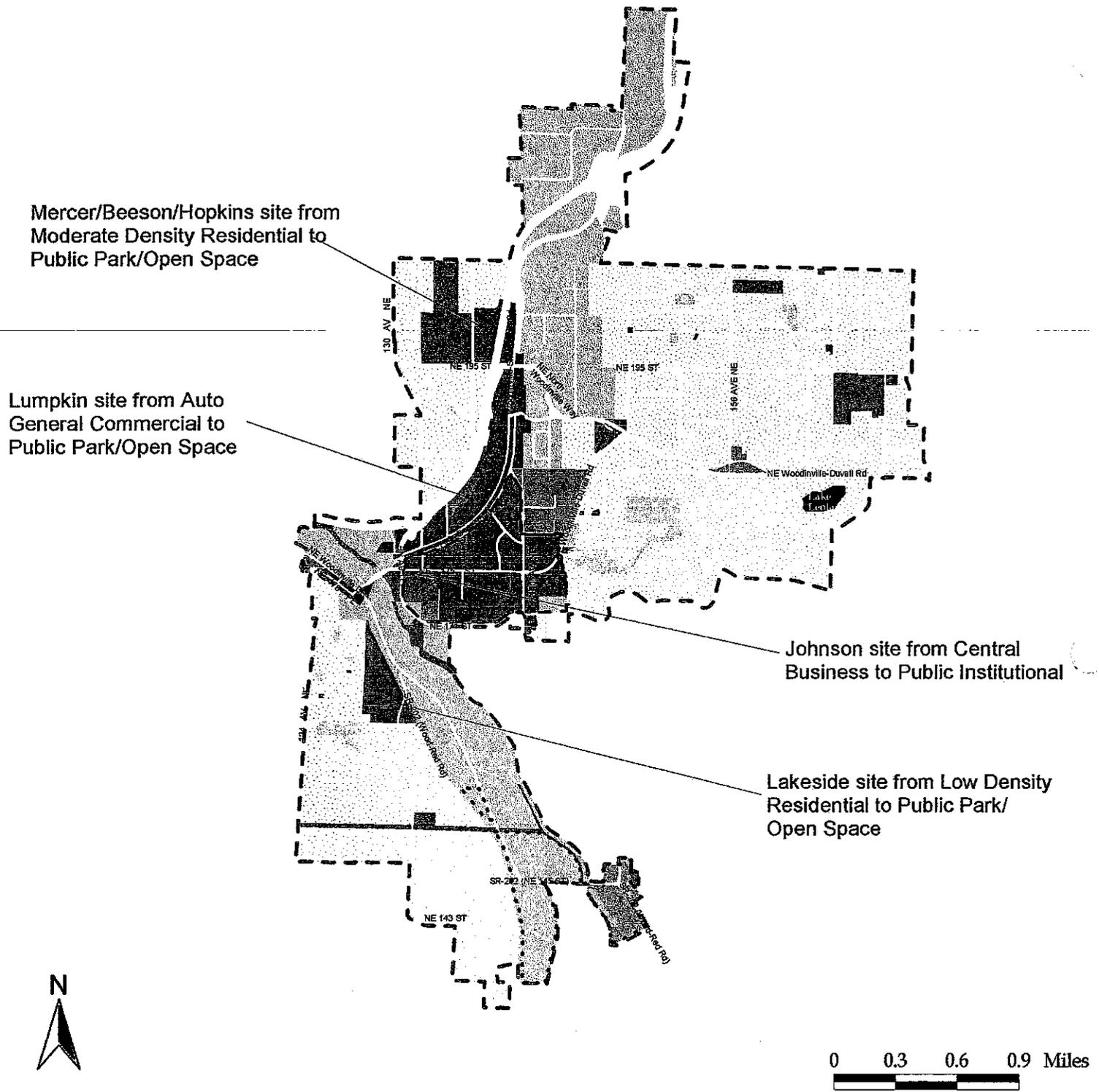
Attachment A

City of Woodinville Comprehensive Plan

December 02, 2002

PROVIDED UNDER
SEPARATE COVER

Available at the Department of
Community Development and
Office of the City Clerk



Mercer/Beeson/Hopkins site from Moderate Density Residential to Public Park/Open Space

Lumpkin site from Auto General Commercial to Public Park/Open Space

Johnson site from Central Business to Public Institutional

Lakeside site from Low Density Residential to Public Park/Open Space

- Low Density Residential
- Moderate Density Residential
- Medium Density Residential
- High Density Residential
- High Density Residential/Office

- Neighborhood Business
- Tourist Business
- Office
- Central Business
- Auto/General Commercial
- Industrial

- Public/Institutional
- Public Parks
- Openspace
- Mixed-Use Area
- Tourist District
- Urban Growth Boundary

Figure 3-2
Future Land Use Map for
the City of Woodinville

NOTE: This comp plan map is a pictorial representation and the City does not warrant its accurate depiction.

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							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 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	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	TB	GB	CBD	O	I	P/I		
	DWELLING UNITS, TYPES:													
*	Single detached	P, C19	P, C19	P										
*	Duplex	P10	P10	P10	P10									
*	Townhome	C10, 12	C7, 10, 12	P	P				P	P18				
*	Apartment		P11	P	P				P	P18				
*	Mobile home park		P	P					P	P18				
*	Senior citizen assisted (See 21.06.188 for definition)		P11	P	P				P	P18				
	GROUP RESIDENCES:													
*	Community residential facility	C15	C15	P15	P15				P15	P45, 48		P15		
*	Dormitory	C2	C2	P2	P2				P2	P2, 18	P2	P13		
	ACCESSORY USES:													
*	Residential accessory uses	P3	P3	P3	P3				P3	P3, 18		P16		
*	Home occupation (8)	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					
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 guesthouses.
- (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 water body 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.

Ord. No. 326 – Attachment C, page 3 of 25

- (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. Limited to current location. No new townhomes are permitted in the office zone except on the site currently containing townhomes on January 1, 2002.~~
- (19) A Conditional Use Permit is required for a single-family structure exceeding 8,500 gross square feet in the R-1 through R-6 zones.

WMC 21.08.040
A. RECREATIONAL / CULTURAL LAND USES

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 E S	T B O U R I S M	B O U S I N E S S E S	G B U S I N E S S E S	C B U S I N E S S E 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	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											C1, 3		
*	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) ~~(Reserved) 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-

Ord. No. 326 – Attachment C, page 6 of 25

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

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

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 C5	P26 C5	P26, 23		
*	Day care I	P6	P6	P6	P6	P		P	P	P7, 23	P7	P18
*	Day care II	P8	P8	P8	P8	P		P	P	P8, 23	P7	P18
*	Veterinary Clinic	P9 C10				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			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		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	P30	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	P17, 30, 23		P21, 30
*	Preschool	C28, 30	C28, 30	C28, 30	C28, 30	P			P30	P30, 23		P30
*	School District Support Facility	C25, 30	C25, 30	P25, 30 C30	P25, 30 C30				P30	P30	P30	P30
	Gymnastic Schools								P29, 30		P29, 30	

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

21.08.050

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) Permitted only on sites with a High Density Residential (R-48)/Office zone designation and 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 are permitted, provided total floor area for retail sales is limited to 2,000 square feet;
 - (ii) Sales of food prepared in the instructional courses are 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.

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

Z O N E	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							P I U N S T R I 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	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	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, 11	P	
4221	Farm Product Warehousing,										P	
4222	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	
82	Telegraph and other Communications							P	P	P7	P	
*	General Business Service					P	P	P16	P	P	P16	
*	Professional Office					P		P16	P	P	P16	P3
7312	Outdoor Advertising Service							P	P	P17, 7	P	
7334	Photocopying and duplicating service						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			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	C2, 4	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
 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

21.08.060 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. No storage of non-office equipment, tools, machinery, supplies or commercial vehicles exceeding one-ton capacity.
- (11) ~~(Reserved)~~ Limited to current location. No new self-storage land uses are permitted in the office zone as of January 1, 2003.
- (12) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and 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

SIC#	SPECIFIC LAND 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	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
			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
 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

21.08.070 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) 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. Permitted only on sites with a High Density Residential (R-48)/Office zone designation.~~

- (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

SIC#	SPECIFIC LAND USE	Z O N E	RESIDENTIAL				COMMERCIAL/INDUSTRIAL						P I N S T R I A L	P U N S T R I 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 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	B U S I N E S S	G E N E R A L	B U S I N E S S		
			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	
	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				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				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

SIC#	SPECIFIC LAND USE	Z O N E	RESIDENTIAL				COMMERCIAL/INDUSTRIAL						P U B L I C	I N S T I T U 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 M	B U S I N E S S	G E N E R A L	B U S I N E S S		
	AGRICULTURE:		R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I	
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

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

SIC#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
*	Jail							S11	S11	S11,15		S11
*	Work Farm/Camp											
*	Secure Community Transition Facility							S16	S16			
*	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						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	P6b, 11	P6b, 11
13	Oil and Gas Extraction	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, 15	S11	S11
*	Airport/Heliport	S11	S11	S11	S11			S11	S11	S11, 15	S11	S8, 11
*	Landing Field	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, 15	P11	S11
*	School Bus Base	C5, 11, S11	C5, 11, S11	C5, 11, S11	C5, 11, S11			S11	S11	S11, 15	P11	S8, 11
7948	Racetrack	S7, 11	S11	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				P11	P11, 15	P11	P11			

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

21.08.100 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.
- (16) Secure Community Transition Facility (SCTF) shall in no case be sited adjacent to, immediately across a street or parking lot from, or within the line of sight of risk potential facilities defined in the law as schools, school bus stops, preschool facilities, day care facilities, public parks, publicly dedicated trails, sports fields, recreational and community centers, churches, synagogues, temples, mosques or public libraries.

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

STANDARDS	Z O N E S	COMMERCIAL/INDUSTRIAL						
		PUBLIC						
		PUBLIC/ INSTITUTIONAL	NEIGHBORHOOD BUSINESS	TOURIST BUSINESS	GENERAL BUSINESS	CENTRAL BUSINESS	OFFICE	INDUSTRIAL
		P/I	NB	TB	GB	CBD	O	I
Base Density: Dwelling Unit/Acre				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 Street Setback (17)		10 ft	10 ft (5) 20 ft. (11)	10 ft (2) (5) (14)	10 ft (5) 25 ft (15)	10 ft (10) (5)	10 ft	25 ft 10 ft (9) (14) (15)
Minimum Interior Setback (13)		20 ft (7) (16)	10 ft.	20 ft (7) (14)	25 ft (7) (15)	20 ft (7)	20 ft (7)	20 ft (7) (14) (15) 50 ft (8) (14)
Base Height (10)		45 ft (4)	35 ft.	35 ft (14)	35 ft	35 ft (6) (12)	45 ft (4)	45 ft (14)
Maximum Floor/Lot Ratio: Square Feet		4/1	1/1	1/1	2/1	2.5/1	4/1	3/1
Maximum Impervious Surface: Percentage		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 Guidelines, 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~~ include a minimum of 25% of the total area as office space may increase height limits to a maximum of forty-five (45) feet.
- (7) Twenty (20) foot setback only required along property lines adjoining residential zones, otherwise no specific interior setback requirement.
- (8) Fifty (50) foot setback only required along property lines adjoining residential zones for industrial uses established by conditional use permits, otherwise no specific interior setback requirement.
- (9) Ten (10) foot setback permitted only on those sites not abutting a designated arterial street.
- (10) Height limits may be increased when portions of the structure or building which exceed the base height limit provide one (1)

additional foot of street and interior setback beyond the required setback for each foot above the base height limit, provided the maximum height may not exceed forty-five (45) feet.

- (11) Twenty (20) foot setback required only along property lines adjoining the Woodinville-Duvall Road right-of-way.
- (12) Developments that provide 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.

21.26.050 General provisions.

- (1) Lattice and guyed wire towers shall not be permitted in any zoning district.
- (2) Commercial advertising including billboards, business identification signs and flagpoles may not be used as alternative antenna support structures.
- (3) Construction and/or installation of towers ~~and/or attached antennas~~ is prohibited within the Tourist District Overlay.

21.26.060 Permitted locations. Personal wireless service facilities shall be permitted as follows:

Zone Designation	Uses
All Zones (Except CBD)	Personal wireless service facilities located upon street poles within public rights-of-way are permitted.
All Zones (except CBD)	Personal wireless service facilities attached to electric transmission towers or utility poles located outside of public rights-of-way are permitted.
All Zones	Personal wireless service facilities attached to water tanks are permitted.
All Zones	Personal wireless service facilities co-located on existing monopoles are permitted.
All Zones	Personal wireless service facilities incorporated into existing or new playfield, ball field, or stadium lights located at a public or private school or within a public park are permitted.
O, I, GB, CBD, P/I, TB	Personal wireless service facilities attached to existing buildings are permitted.
O, I, GB, P/I	Monopole towers are permitted pursuant to issuance of a Special Use Permit.
O, I, GB, P/I	Personal wireless service facilities incorporated into an alternative antenna support structures not specifically provided for in this section or WMC 21.26.070 require a conditional use permit, unless use of such structure is prohibited by this Chapter.

21.26.070

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

- (1) Street pole mounted facilities (all zones except CBD).
 - (a) Antennas. Antennas mounted on or within street poles shall meet the following requirements:
 - (i) Only one (1) facility shall be permitted on any street pole.
 - (ii) On street poles less than or equal to forty (40) feet in height, only a single omni-directional antenna no greater than eight (8) inches in diameter and six (6) feet in length or two (2) directional antennas with a combined frontal surface area of 720 square inches shall be permitted.
 - (iii) On street poles greater than forty (40) feet in height, an antenna or antenna array measuring no greater than six (6) feet vertically and sixteen (16) inches in diameter or three (3) directional antennas with a combined frontal surface area of 1,080 square inches shall be permitted.
 - (iv) Antennas shall be either concealed or within the street pole or camouflaged to appear to be an integrated part of the street pole. Directional antennas may be flush-mounted on the sides of street poles and treated with paint and/or surface applications matching the color and texture of the street pole. Antennas not flush mounted shall be centered on the top of the street pole to which they are mounted and camouflaged or disguised.
 - (v) In the event that an electric utility located upon the street pole requires vertical separation between its electric facilities and the antenna(s) so mounted, the antenna may be raised by a mount to accommodate the separation requirement to an elevation not exceeding an additional ten (10) feet for street poles less than or equal to forty (40) feet in height or fifteen (15) feet for street poles greater than forty (40) feet in height or the required separation, whichever is less. Any such mount shall be no greater in diameter than the existing street pole and shall be designed to be camouflaged with colors and textures of the existing street pole.
 - (vi) Existing street poles may be replaced with a new street pole of the same height, dimensions and appearance as the existing street pole. In the event that a utility located upon the street pole requires vertical separation between its utility facilities and the antenna(s) so mounted, the street pole height may be raised by an amount to accommodate the separation requirement as provided in Subsection (v) hereof. Antenna(s) located upon the new street pole shall meet the standards for mounting an antenna to an existing street pole, as set forth above.

- (b) Equipment enclosures.
 - (i) Generally, all ancillary equipment necessary for the operation of the facility shall be concealed within an existing building; an architecturally compatible addition to an existing building; or a new building which is architecturally compatible with other buildings on the site and adjoining properties, or located underground or located above ground and landscaped and screened pursuant to this chapter. Underground equipment cabinets shall not extend more than eighteen (18) inches above the existing ground surface and shall be screened by approved vegetation and/or fencing. Underground shelters shall not be allowed where such shelters would interfere with existing uses of public land, including, but not limited to public rights-of-way. Equipment enclosures less than or equal to two (2) feet in width, two and one-half (2 ½) feet in height, and one (1) foot in depth may, with the approval of the Public Works Director be mounted directly on a street pole.
 - (ii) Location. Equipment enclosures are permitted upon abutting private property and may, with approval from the Public Works Director, be located within public rights-of-way.
 - (iii) Dimensions. The size of such equipment enclosures shall be minimized to the greatest extent possible, and, in a residential zone, no enclosure shall exceed six (6) feet in any dimension, unless located underground, or otherwise approved by the Planning Director.
 - (iv) Appearance. The equipment enclosure shall be constructed so as to minimize its visual impact, and the surface and/or finish shall be a natural, non-reflective color approved by the Planning Director. Buildings or structures with non-masonry exterior finishing shall be a natural, non-reflective color. Pre-fabricated concrete and metal structures shall not be permitted unless treated with a facade giving the appearance of masonry or wood siding and approved by the Planning Director.
- (c) Horizontal separation. Personal wireless service facilities located within public rights-of-way shall be located a minimum of 500 feet apart, or otherwise approved by the Planning Director.
- (d) Screening and noise standards. Noise reduction measures shall comply with WMC 8.08, Noise Ordinance or the standards set forth with the Federal Interagency Committee on Urban Noise, whichever demonstrates the least amount of noise impact for the nearest residential dwelling(s) at any time of day or night, as measured from the closest point from the exterior of the dwelling to the personal wireless facility. Such requirements shall be exempt during annual testing of alternative power sources (i.e. power generators or similar emergency power sources).
- (e) Landscaping. Ground mounted equipment enclosures shall be

surrounded with a ten (10) foot width of type I landscaping, as defined in WMC 21.16.040, or requirements within the Tourist District Overlay, whichever is more stringent. The requirements of this subsection may be varied by the Planning Director on a case-by-case basis when doing so would result in a greater degree of concealment of an equipment enclosure.

- (f) Setbacks. Equipment enclosures containing air conditioning equipment other than mechanical fans, shall comply with the setback requirements set forth in WMC 21.12, and meet or exceed the standards set forth in WMC 8.08 or the Federal Interagency Committee on Urban Noise, whichever demonstrates the least amount of noise impact for the nearest residential dwelling(s), as measured from the closest point from the exterior of the dwelling to the personal wireless facility. Unless, in the judgment of the Planning Director, the applicant has demonstrated that a lesser setback would result in a greater reduction of visual and noise impacts from the facility or a reduced setback would have no noise impact on the residential property. Ground mounted equipment enclosures shall otherwise comply with the setback requirements set forth in WMC 21.12 unless in the judgment of the Planning Director, reduced setbacks would result in reduced noise and/or visual impacts.
- (2) Building attached facilities (O, I, GB, CBD, TB and P/I Zones).
 - (a) Antennas. Building-mounted antennas shall meet the following requirements:
 - (i) Roof mounted antennas shall not exceed eighteen (18) feet above the highest portion of the building to which they are attached, including the mount;
 - (ii) Roof mounted antennas shall be placed pursuant to adopted Design Guidelines, and shall either be concealed or camouflaged as part of the building design. This may include the construction of false equipment penthouses on the roofs of buildings or some other concealment type structure, the design of which is approved by the Planning Director;
 - (iii) When a roof mount installation is performed, the antennas, mounting brackets and any concealment structures shall be exempt from the height limit of the underlying zone to the extent that the total height of such facilities do not increase the overall building height by eighteen (18) feet, or fifty (50) percent of the original building height, whichever is less.
 - (iv) Wall-mounted antennas shall be mounted flush on the exterior walls of the building, not extend above the building parapet or other roof-mounted structure, and shall either be concealed or camouflaged into the building design; and
 - (v) Omni-directional antenna's surface and/or finish shall be a neutral color, or be concealed, at the discretion of the Planning

Director. In determining whether to require concealment of omni-directional antennas, the Planning Director shall consider whether the site line diagrams, site plans, and photo simulations submitted by the applicant demonstrate that the omni-directional antennas will not be visible from the public rights-of-way adjacent to the subject property.

- (vi) Roof mounted antennas in the TB Zone shall not exceed more than ten percent (10%) of the total building coverage (per WMC 21.06.073) or fifteen percent (15%) of the total building coverage including smokestack and mechanical equipment. A cylindrical canister that encloses up to three panel antennas (“cylindrical antennas”) shall be considered one antenna for this purpose. Directional and omni-directional antennas shall be no greater in length than six (6) feet above the roofline. Cylindrical antennas shall not exceed 1,440 square inches of surface area (diameter x height).
- (b) Equipment enclosures.
- (i) Rooftops. Equipment enclosures located on the roof of a building shall be placed pursuant to adopted Design Guidelines and shall either be concealed or camouflaged as part of the building with architecturally compatible design as approved by the Planning Director, or otherwise conditioned by adopted Design Guidelines.
- (ii) Ground mounted. See WMC 21.26.070(1)(b)(i) and (iv); 21.26.070(1)(d-f).
- (3) Monopole towers (Special Use Permit for O, I, GB, and P/I Zones).
- (a) Antennas. Directional and omni-directional antennas shall be no greater in length than six (6) feet. The antenna array and mount, if any, shall extend no further from the centerline of the pole than ten (10) feet measured horizontally. Antennas, antenna arrays and other mounting hardware’s surface and/or finish shall be a color matching the monopole.
- (b) Support structure. Monopoles shall be located in such a manner that at least eighty (80) percent of the tower is screened by existing buildings or trees. Also, the pole’s surface and/or finish shall be a natural non-reflective color to blend into the surroundings. The height of the monopole shall be no greater than 120 feet. All monopoles towers shall be screened through the use of existing trees and/or the planting of new evergreen trees of a minimum height of twenty (20) feet tall and of a species approved by the Planning Director. There shall be a minimum of at least fifteen (15) existing or newly planted trees spaced around the monopole in such a manner that the maximum screening effect is achieved. Any new trees shall be planted within forty (40) feet of the monopole and maintained in a healthy condition at all times. In the event that any such tree shall become diseased or suffer other

mortality, it shall be replaced with a tree meeting the requirements of this Subsection.

- (c) Equipment enclosures.
 - (i) Appearance. See WMC Section 21.26.070(1)(b)(i) and (iv).
 - (ii) Screening and noise standards. See WMC 21.26.070(1)(d).
 - (iii) Landscaping. See WMC Section 21.26.070(1)(e).
- (d) Setbacks. See WMC Section 21.26.070(1)(f).
- (e) Criteria. Any personal wireless service provider which proposes to construct a monopole shall provide, as part of its permit application, a written opinion from a qualified engineer or consultant which provides that:
 - (i) Either there are no other antenna support structures or alternative antenna support structures reasonably available for co-location; or
 - (ii) Any existing antenna support structures or alternative antenna support structures reasonably available are not technologically suitable for use by the applicant; and
 - (iii) The proposed monopole has been designed in a manner that will allow for the co-location of at least one (1) additional antenna array on the structure.
- (4) Electric transmission towers outside public rights-of-way (all zones).
 - (a) Antennas. Antennas, antenna arrays, and all mounting hardware's surface and/or finish shall be a color matching the tower so as to blend into the existing tower.
 - (b) Equipment enclosures
 - (i) Appearance. See WMC 21.26.070(1)(b)(i) and (iv).
 - (ii) Screening and noise standards. See WMC Section 21.26.070(1)(d).
 - (iii) Landscaping. See WMC 21.26.070(1)(e).
 - (c) Setbacks. See WMC 21.26.070(1)(f).
 - (d) Addition of height. Electric transmission towers may be increased in height by up to fifteen (15) feet to accommodate the installation of personal wireless service facilities. Provided, however, that any additions to such facilities shall be designed to blend into the existing facility, shall be constructed of similar materials, and shall have surface treatments which match the color and texture of the original facility.
- (5) Co-location on existing monopole towers (all zones).
 - (a) Antennas. Directional and omni-directional antennas shall be no greater in height than six (6) feet. The antenna array and mount, if any, shall extend no further from the center line of an existing monopole than ten (10) feet measured horizontally, or the distance of any existing antenna array, whichever is less.
 - (b) Support structure. All monopole towers upon which co-location is permitted shall be screened through the planting of at least ten (10) evergreen trees of a minimum height of twenty (20) feet tall and of

a species approved by the Planning Director. Existing trees of equal or greater height within thirty (30) feet of the monopole may be used to fulfill this requirement. Said trees shall be spaced around the pole in such a manner that the maximum screening effect is achieved. Said trees shall be planted within fifty (50) feet of the monopole and maintained in a healthy condition at all times. In the event that any such tree shall become diseased or suffer other mortality, it shall be replaced with a tree meeting the requirements of this subsection. The landscaping requirements of this subsection may be waived by the Planning Director when, in his or her judgment, landscaping is impractical due to the design and location of the existing monopole. Existing monopole towers, and any additional equipment's surface and/or finish co-located thereon shall be a natural, non-reflective color that blends into the natural and built surroundings where it is located.

- (c) Equipment enclosures
 - (i) Appearance. See WMC 21.26.070(1)(b)(i) and (iv).
 - (ii) Screening and noise standards. See WMC Section 21.26.070(1)(d).
 - (iii) Landscaping. See WMC 21.26.070(1)(e).
- (d) Setbacks. New equipment enclosures associated with facilities co-located upon existing monopole towers shall be placed no closer to existing residential uses than any existing equipment enclosure on the subject property. Said enclosures shall also comply with the setback requirements set forth in WMC 21.12.
- (6) Water tank mounted facilities (all zones).
 - (a) Antennas. Directional and omni-directional antennas, and the mount, if any, shall be no greater in height than ten (10) feet above the highest point of the water tank. Antenna's surface and/or finish shall be a color which matches the water tank and which blends into the natural and built environment surrounding the water tank. Directional antennas may be flush-mounted on the exterior surface of the water tank, but may not protrude above the upper rim of the tank. Antennas which are not flush-mounted on the side of the tank shall be mounted as close to the center of the tank as possible.
 - (b) Equipment enclosures.
 - (i) Appearance. See WMC 21.26.070(1)(b)(i) and (iv).
 - (ii) Screening and noise standards. See WMC Section 21.26.070(1)(d).
 - (iii) Landscaping. See WMC Section 21.26.070(1)(e).
 - (c) Setbacks. Enclosures shall comply with the setback requirements set forth in WMC 21.12.
- (7) Playfield, ball field and stadium light mounted facilities (all zones).
 - (a) Antennas.
 - (i) Only one (1) facility shall be permitted on any light pole.
 - (ii) On light poles less than or equal to forty (40) feet in height,

only a single omni-directional antenna no greater than eight (8) inches in diameter and six (6) feet in length or two (2) directional antennas with a combined frontal surface area of 720 square inches shall be permitted.

- (iii) On light poles greater than forty (40) feet in height, an antenna or antenna array measuring no greater than six (6) feet vertically and sixteen (16) inches in diameter or three (3) directional antennas with a combined frontal surface area of 1,080 square inches shall be permitted.
 - (iv) Antennas shall be either concealed within the light pole or camouflaged to appear to be an integrated part of the light pole. Directional antennas may be flush-mounted on the sides of light poles and treated with paint and/or surface applications matching the color and texture of the light pole. Antennas not flush mounted shall be centered on the top of the light pole to which they are mounted and camouflaged or disguised.
- (b) Structural modification. An existing light pole may be replaced with a new light pole of the same appearance and height with similar design characteristics when necessary to support the additional weight or wind loading of antennas mounted thereon, as approved by the Planning Director.
- (c) Equipment enclosures
- (i) Appearance. See WMC 21.26.070(1)(b)(i) and (iv).
 - (ii) Screening and noise standards. See WMC 21.26.070(1)(d).
 - (iii) Landscaping. See WMC 21.26.070(1)(e).
 - (iv) Setbacks. See WMC 21.26.070(1)(f).

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

(a) AFFORDABLE HOUSING		
BENEFIT		DENSITY INCENTIVE
Type	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.
(ii) Rental Units Elderly	(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.	1.5 bonus units per benefit unit ➤ 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.

(iii) Ownership Unit No time limit	(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.	.75 bonus unit per benefit unit
(iv) Ownership Units 15-year Binding Price Restriction	(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.	One (1) bonus unit per unit
(v) Ownership Units 30- Year Price Restriction	(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 to same income group, based on current underwriting ratios and other lending standards for thirty (30) years from date of first sale. (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.	1.5 bonus units per benefit unit
(vi) 100 percent Ownership Units fifteen (15)-years Price Restriction	(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). (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. (c) Final approval conditions shall specify requirements for reporting to the Planning Director on both buyer eligibility and housing prices.	<u>A maximum of 150 percent of the base density of in the R-8 through R-24 underlying zones, or a maximum of 125 percent of the base density in the R-48 zone.</u> ➤ Limited to parcels in the R-8 through R-48 zones. ➤ Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.
(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.
(i) 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

(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.	0.5 bonus unit per acre of site 1,000 square feet of floor area of building restored.

(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

BENEFIT		DENSITY INCENTIVE
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.

City of Woodinville 2002 Proposed Zoning Map Amendments

Mercer/Beeson/Hopkins site change from R-6 to P (Public Park/Open Space)

Lumpkin site change from GB to P (Public Park/Open Space)

Johnson site change from CBD to P/I (Public/Institutional)

Lakeside site change from R-4 to P (Public Park/Open Space)

