

ORDINANCE NO. 347

**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 August 20, 2003; 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 to chapter 10 of the Comprehensive Plan. Chapter 10 of the City of Woodinville Comprehensive Plan is hereby amended to read as set forth in Attachment A1, which is attached hereto and incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

Section 2. Amendment to chapter 3 of the Comprehensive Plan. Chapter 3 of the City of Woodinville Comprehensive Plan is hereby amended to read as set forth in Attachment A2, which is attached hereto and incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

Section 3. Amendments to 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 by this reference as if set forth in full.

Section 4. Amendments to Section 21.02.070 Interpretation-Standard Industrial Classification System to convert to the North American Industrial Classification System. WMC 21.02.070 of the Authority, Purpose, Interpretation and Administration 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~~.

**21.02.070 Interpretation – ~~Standard industrial classification.~~
North American Industrial Classification System.**

- (1) All references to the ~~Standard Industrial Classification (SIC)~~ North American Industrial Classification System (NAICS) are to the titles and descriptions found in the ~~Standard Industrial Classification Manual, 1987~~ North American Industrial Classification System 1997 edition, prepared by United States Office of Management and Budget which are hereby adopted by reference. The ~~SIC~~ NAICS is used, with modifications to suit the purposes of this title, to list and define land uses authorized to be located in the various zones.
- (2) The ~~SIC~~ NAICS categorizes each land use under a general two (2)-digit major group number, or under a more specific ~~three (3)~~ five (5) or ~~four (4)~~ six (6) -digit industry group or industry number. A use shown on a land use table with a two (2)-digit number includes all uses listed in the SIC for that major group. A use shown with a ~~three-~~ five-digit or ~~four~~ six -digit number includes only the uses listed in the ~~SIC~~ NAICS for that industry group or industry, respectively, and the uses so listed are excluded from the respective major group.
- (3) An asterisk (*) in the ~~SIC~~ NAICS number column of a land use table means that the ~~SIC~~ NAICS definition for the specific land use identified has been modified by this title. The definition may include one or more ~~SIC-NAICS~~ subclassification numbers, or may define the use without reference to the ~~SIC~~ NAICS.

Section 5. Amendment to Section 21.04.090 Tourist Business zone to update the zone consistent with the Comprehensive Plan policies and designation for the Tourist District. WMC 21.04.090 of the Zones, Maps and Designations 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~~.

21.04.090 Tourist Business zone.

- (1) The purpose of the Tourist Business zone (TB) is to encourage tourist related uses, to provide convenient daily retail and personal services for a limited service area, and to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:
 - (a) Limiting nonresidential uses to those retail or personal services, which can serve the everyday needs of the tourist industry and a surrounding residential area;

- (b) Allowing for a mix of retail/service uses; and
 - (c) Excluding residential, industrial and community/regional business-scaled uses.
- (2) Use of this zone is appropriate in areas neighborhood centers designated tourist business by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

Section 6. Amend Chapter 21.06, Technical Terms and Land Use Definitions to add a definition for Auto Parts Yard. A new section, designated WMC 21.06.040, 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:

21.06.040 Auto Parts Yard. A tract of land on which used, damaged or otherwise inoperable motor vehicles are stored and disassembled, the parts of which may be sold (wholesale or retail) on-site.

Section 7. Amend Chapter 21.06, Technical Terms and Land Use Definitions to add a definition for Special Event. A new section, designated WMC 21.06.611, 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:

21.06.611 Special Event. Any event meeting the definition of special event found in WMC 8.12.020(a). Special events may include, but are not limited to: fun runs, races on foot, bicycle, or rollerskates, other athletic events, fundraising events, auctions, bike-a-thons, parades, political demonstrations, carnivals, shows or exhibitions, film-making, circuses, block parties and fairs.

Section 8. Amend Chapter 21.06, Technical Terms and Land Use Definitions to convert references to the Standard Industrial Code (SIC) to the North American Industrial Code System (NAICS). Sections 21.06.018, 21.06.023, 21.06.060, 21.06.070, 21.06.140, 21.06.150, 21.06.178, 21.06.223, 21.06.263, 21.06.273, 21.06.278, 21.06.279, 21.06.310, 21.06.328, 21.06.338, 21.06.395, 21.06.398, 21.06.400, 21.06.450, 21.06.453, 21.06.455, 21.06.468, 21.06.478, 21.06.618, 21.06.620, 21.06.695, and 21.06.700 of the Technical Terms and Land Use Definitions Chapter of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment C, which is attached hereto and incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

Section 9. Amendments to Sections 21.08.030 through 21.08.100 Permitted Land Use Charts and Development Conditions to convert references to SIC numbers and definitions to the NAICS, delete Auto Parts Yard as a Permitted Use in the General Business zone, add Wildlife Shelter as a Conditional Use in the Low Density Residential zone, add Elementary or Middle/Junior High School as a Conditional Use in the Office zone, add a development condition for Elementary or Middle/Junior High School Uses in the Office zone, and add a development condition for Auto Parts Yard. 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 D, which is attached hereto and incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

Section 10. Amendments to Section 21.12.040 B Density and Dimensions Development Conditions to delete reference to depth to width ratio and indicate that the subsection is "Reserved". WMC Section 21.12.040 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~~.

21.12.040 A. Densities and dimensions – Public and commercial/industrial zones

| Z O N E S | PUBLIC | | COMMERCIAL/INDUSTRIAL | | | | |
|--|--------------------------|--------------------------|-----------------------|-------------------------|---------------------|--------------|---------------------------------------|
| | PUBLIC/ INSTITUTIONAL | NEIGHBORHOOD BUSINESS | TOURIST BUSINESS | GENERAL BUSINESS | CENTRAL BUSINESS | OFFICE | INDUSTRIAL |
| A. STANDARDS | 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 Square Footage | | 10,000 | | | | | |

B. Development Conditions.

- (1) ~~The depth to width ratio shall be no greater than the ratio indicated.~~ Reserved
- (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 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.

Section 11. Amendments to Sections 21.20.110, 21.20.130 and 21.20.140 of Chapter 21.20 Development Standards – Signs to correct the reference to sign colors for building signs, to add references to special event signs, and to prohibit changing the function of a billboard. WMC Sections 21.20.110, 21.20.130 and 21.20.140 of Chapter 21.20 Development Standards – Signs of the City of Woodinville Zoning Code are hereby amended to read as set forth in Attachment E, which is attached hereto and incorporated by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

Section 12. Amendments to Section 2.24.140 – Tree removal to update the reference guidebook to be used for plant appraisal and to allow use of other comparable data sources by the Planning Director. WMC Subsection 2.24.140 of Chapter 2.24 – Tree Board is hereby amended to read as set forth bellow. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

2.24.140 Tree Removal.

The City may remove any public tree determined to be a hazardous or dangerous tree by the City Tree Official. Tree removal shall comply with methods according to the tree care standards manual and the following regulations:

- (1) All tree removal and/or tree pruning works on public property shall be performed by a licensed, bonded, and insured contractor, pursuant to WMC 2.24.170.
- (2) No City trees shall be cut down, killed, or removed for any reason without complying with the following public tree removal process:
 - (a) File an application with the Planning Department;
 - (b) Secure a permit for tree removal;
 - (c) Trees shall be replaced to mitigate the loss of the removed tree(s) equal to one tree credit in accordance with the replacement table of WMC 21.16.170(4).
- (3) A tree removal permit is required to be obtained prior to the removal of any City tree by a private party. A permit shall be approved only when one or more of the following conditions exist as determined by City staff:
 - (a) The tree is infected with an epidemic insect or disease for which removal is the recommended practice to prevent transmission to other trees;
 - (b) The tree poses a public nuisance;
 - (c) The tree poses a safety hazard that pruning, transplanting, or other treatments cannot correct;
 - (d) The tree severely interferes with the growth and development of a more desirable tree;
 - (e) Required infrastructure work or improvements would kill the tree or render it a hazard/danger and no other alternative is feasible;
 - (f) Removal of the tree is necessary to implement or maintain a vegetation management plan for the area, as approved by the City;
 - (g) Removal of the tree(s) is necessary to provide the only reasonable access to adjacent private property.
- (4) Mitigation is required if a public tree is removed, injured, or otherwise damaged by a private party. The mitigation value shall be calculated by the City or qualified representative using the formula outlined in the most recent edition of the ~~"Guide for Establishing Values of Trees and Landscape Plants"~~Guide for Plant Appraisal, published by the International Society of Arboriculture, or other comparable source authorized by the Planning Director. Current calculated timber, pulpwood, or cordwood values will not be acceptable mitigation values for public trees. The mitigation value shall be paid into the

City tree account as established in WMC 21.16.170(3)(d) or the City will require a replacement to be installed in accordance with the regulations and standards set forth for public trees. All or a portion of this mitigation may be met by planting replacement trees on or off-site as determined by the City.

(5) A vegetation management plan is required when a private party requests the removal of a public tree. The applicant shall develop and implement a vegetation management plan for the property. The applicant shall be required to pay all costs associated with the development and implementation of such plan.

(a) The plan shall ensure:

- (i) Protection of slopes and soil stability on the property in accordance with applicable codes and standards;
- (ii) Protection of critical areas as defined in Chapter 21.24 WMC, Environmentally Sensitive Areas;
- (iii) Protection of heritage trees or trees identified as significant;
- (iv) City maintenance costs for the property are maintained at or below the current levels; and
- (v) Compliance with all applicable federal, state, and local regulations.

(b) The plan should consider:

- (i) Wildlife habitat enhancement;
- (ii) Species diversity; and
- (iii) Aesthetics.

The City may require that the vegetation management plan be prepared by qualified professionals as deemed necessary. (Ord. 238 § 1, 1999)

Section 13. Amendments to Section 21.26.070 to correct an error in the calculation of surface area for a cylindrical antenna. WMC subsection 21.26.070 of Chapter 21.26 Development Standards- Personal Wireless Service Facilities is hereby amended to read as set forth in Attachment F, which is attached hereto and incorporated 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 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 by this reference as if set forth in full.

Section 15. Authorization for changing the Comprehensive Plan Future Land Use and Zoning Maps Adopted. The Planning Director is hereby authorized and directed to make the necessary changes to the City's Comprehensive Plan Future Land Use Map and Zoning Map as set forth in this Ordinance.

Section 16. 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

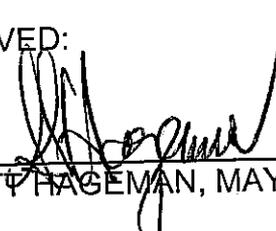
jurisdiction, or by the Growth Management Hearings Board, then the section, sentence, clause, phrase, or land use designation in effect prior to the effective date of this ordinance, shall be in full force and effect for that invalidated section, sentence, clause, phrase, or land use designation, as if this ordinance had never been adopted.

Section 17. 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 18. 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 3RD DAY OF NOVEMBER 2003.

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: 11-3-2003
PUBLISHED: 11-10-2003
EFFECTIVE DATE: 11-15-2003
ORDINANCE NO. 347

ATTACHMENT A1

Comprehensive Plan Text Amendments

Amend the last paragraph of subsection 10.3 on page 3 of Chapter 10 of the City of Woodinville Comprehensive plan last amended on December 2, 2002, to read as set forth below. New text is shown by underline; deleted text is shown by strikethrough.

10.3 Plan Implementation and Monitoring

The Plan Implementation and Monitoring (Section 10.3) sets the strategies to implement and monitor the above goals and policies. Capital Facilities Plan (Section 10.3.1) will include an inventory of proposed capital projects necessary for the life of the Plan. The Capital Improvement Plan (Section 10.3.3) will include a financially feasible 6-year inventory of projects. Concurrency Analysis is provided in Section 10.4.

The following programs shall be implemented and/or adopted by the City to ensure that the goals and policies established in the Capital Facilities Plan will be achieved or exceeded, and that the capital improvements will be constructed. Each implementation program will be adopted by ordinance or resolution, as appropriate for each implementation program.

10.3.1 Capital Facilities Plan

Prepare and adopt a Capital Facilities Plan that identifies City capital projects for the life of this Comprehensive Plan. Develop funding strategies for government infrastructure in cooperation with other jurisdictions that take into account economic development goals and consider the costs to, and benefits for, the jurisdictions and the region. Aggressively pursue funding from other levels of government and private agencies to accomplish its capital investment program while optimizing use of City resources. Maintain a current inventory of existing capital facilities owned by public entities for locating and monitoring capacity to ensure planned provision of public and private capital facilities.

The following guidelines and procedures shall be used for evaluating potential capital projects and programs based on the following criteria:

1. Protection of public health and safety,
2. Cost of operating budget,
3. Availability of financing,
4. Cost/benefit ratio,
5. Environmental quality,
6. External requirements,
7. Relation to adopted plans,
8. Consistency with economic development goals,
9. Opportunity,
10. Timeliness,
11. Woodinville Vision Statement, and
12. Quality of Life.

Implements Policies CF-1.1, CF-1.9, and CF-5.1.

The most current version of the following Capital Facilities Plans are hereby adopted by reference:

1. City of Woodinville Six-year Capital Improvement Plan, 2003-2008,
2. City of Woodinville Six-year Transportation Improvement Plan,
3. City of Woodinville Parks, Recreation and Open Space (PRO) Plan, 1998,
4. Woodinville Water District Capital Facilities Plan,
5. **Northshore School District #417 Capital Facilities Plan, 2002**
2003,
6. Woodinville Fire & Life Safety Services Study, 1992 , and
7. Northshore Utility District Capital Facilities Plan, 2000-2006.

ATTACHMENT A2

Comprehensive Plan Text Amendments

Add a new subsection 3.5.1 to section 3.5 Annexations, on page 11 of Chapter 3 of the City of Woodinville Comprehensive Plan last amended December 2, 2002, to read as set forth below. New text is shown by underline; deleted text is shown by strikethrough.

3.5 Annexation

Annexation is the process by which unincorporated lands adjacent to the city boundary become part of the City. When annexed to the City, land use and zoning designations are assigned. The main reasons for annexation include, but are not limited to, increasing the efficiency and reducing the fragmentation in the delivery of municipal services, greater control of land use and service planning within a geographically related area, more logical city boundaries, and the desire of adjacent residents to be part of the city.

Within the designated urban growth area, it is appropriate to phase annexations so that governmental services can be extended to the annexing area with a minimum of service disruption or adverse fiscal impacts. Phasing annexations encourages the City to grow and services to be extended in a deliberate, well-planned, and efficient manner. Phasing annexations also promotes more efficient use of land by encouraging in-fill development, which, in turn, discourages urban sprawl and preserve open space.

The City should work with King or Snohomish County to ensure a smooth transition and avoid service disruption to the Woodinville City residents. There should be city-county cooperation in the development of compatible land uses and service standards, which would help ease the future transition from county to city jurisdiction in an area. Inter-local agreements can help avoid difficulties in the change in jurisdiction.

The process for annexing new lands should include the following:

1. Pre-annexation planning agreements negotiated between the County and the City for proposed annexations of a significant size or nature,
2. Pre-annexation planning agreements that address, at a minimum, the following issues in the proposed annexation area:
 - a. Land use planning,
 - b. Transportation planning and mitigation,
 - c. Development standards and development review,
 - d. Surface water drainage,
 - e. Utilities planning and provision,
 - f. Housing, including affordable and fair housing,
 - g. Historic preservation,
 - h. Parks, trails, and open space,
 - i. Environmentally sensitive areas including, but not limited to, steep slopes, bodies of water, floodplains, and wetlands, and
 - j. Fire protection.

3. A joint City-County team comprised of appropriate staff from each jurisdiction shall be established to coordinate annexation and incorporation proposals and facilitate a smooth transition from County to City jurisdiction,
4. Provisions for open spaces and urban separators should be included in large annexation proposals,
5. Neighborhood goals that seek to preserve the unique characteristics of that neighborhood should be incorporated into annexation proposals, and
6. Strategy to address taxes, revenues, and other financial considerations such as economic impacts of the annexation upon the City.

3.5.1 Potential Annexation Areas

Woodinville's Urban Growth Area (Figure 3-2) includes the current city limits, as well as two unincorporated areas within King and Snohomish County that are eventually planned to be annexed to the City. A vision for these areas has been developed to guide land use planning and facilitate future annexation to the City.

Grace Potential Annexation Area

The Grace area consists of industrial and commercial land immediately north of the city limits in Snohomish County and within the City of Woodinville Urban Growth Area. This area should continue to be designated for industrial and office park uses in appropriate locations to encourage a variety of commercial development and provide employment opportunities. Land use and zoning in this area should include industrial design standards to encourage aesthetic improvements.

Southern Potential Annexation Area

This area consists of two relatively small areas located south of 171st Street, east and west of its intersection with 140th Avenue. Office and Moderate Density Residential designations within this area are appropriate to maintain consistency with surrounding land uses and to soften the transition to adjacent rural and agricultural lands.

Amend section A-3.1.1.2 of Appendix 3A of the City of Woodinville Comprehensive Plan last amended on December 2, 2002, to read as set forth below. New text is shown by underline; deleted text is shown by strikethrough.

A-3.1.1.2 Growth Forecast

According to the Growth Management Act, all cities and counties required to prepare a comprehensive plan must accommodate additional population and employment according to projections provided by the Washington State Office of Financial Management to each county. Counties are required to allocate growth to cities within their jurisdiction.

The King County Growth Management Planning Council is responsible for establishing net new population (counted as new households) and employment in cities within King County. ~~In order to provide for some flexibility, they have established target ranges for cities as a planning guide (see Table A3-1).~~

The City's original 20-year housing and employment target period was 1993-2012. For this period, the City has a housing target range of 1,750 to 1,842 new dwelling units or the planning average number of 1,797. ~~From incorporation through the year 2000, the City added 648 dwelling units. Based on the City's residential and non-residential carrying capacity analysis (reference Tables A3-2 through A3-12), this leaves a remaining allocation for the 1993-2012 period of 1,149 households. For planning purposes, the City has used an average number of 1,797.~~ The employment target range for the 1993-2012 period is 1,900 to 2,000, or the planning average number of 1,950. ~~There is no remaining employment target for this period since the City reached its employment target by 2001.~~

In accordance with the GMA requirement to update growth forecasts every 10 years, the King County Growth Management Council established updated household and employment targets for the 2001-2022 planning period for all cities county-wide. The City of Woodinville is expected to plan for an additional 720 households and 2,000 jobs within the 10 year period extending from 2012-2022. To convert this to a new 20-year target, the remaining existing allocation of 1,149 households is added to the new allocation of 720, resulting in a new target of 1,869 for the 2001-2022 planning period. City is undergoing a 10-year update to the growth forecast and a new 20-year growth period of 2001-2022 is being established for all cities county-wide. At the time of the Comprehensive Plan adoption, these new housing and employment targets have not been determined. These targets are shown in Table A3-1(A).

~~For more information, refer to Tables A3-2 through A3-12.~~

This appendix describes the results of the City of Woodinville Community Development Department's residential and non-residential land carrying capacity analysis for land within the Urban Growth Area including city limits, as well as limited information for the Grace Neighborhood. The analysis is consistent with the methodology for land capacity as identified by the King County Buildable Lands Program.

~~The Office of Financial Management and County have established a~~ The target allocation for new households and employment within the current city limits of Woodinville. These allocations are based on countywide and city growth forecast as estimated by the State Office of Financial Management (OFM), and the Puget Sound Regional Council, and the City of Woodinville's analysis of remaining residential and non-residential capacity. Both the allocation requirements, OFM, and Puget Sound Regional Council and future forecast for population, households, and employment are shown in Tables A3-1(A) and A3-1(B).

Table A3-1(A): Existing and Targeted Net New Households, Population, and Employment for the City of Woodinville

| | 1990 Census | 2000 Census | King County Growth Target for Woodinville | 2012 Projection Existing Plus Target | Puget Sound Regional Council Forecast |
|-------------------------|-------------|---------------------|---|--------------------------------------|---------------------------------------|
| Population | 8,500 | 9,194 ² | 4,323 - 4,550 ¹ | 13,517 13,744 | 13,490 21,241 |
| Households | 3,297 | 3,888 ⁴ | | 5,600 5,692 | 7,483 |
| Employment ³ | N/A | 10,383 ³ | 1,900 - 2,000 | 12,283 12,383 | 8,887 |

King County Growth Targets for Woodinville

| | 1993-2012 Growth Target | 2001-2012 Remaining Growth Target | 2012-2022 Growth Target | 2001-2022 Growth Target |
|------------|----------------------------|-----------------------------------|-------------------------|-------------------------|
| Households | 1,797 | 1,149 | 720 | 1,869 |
| Population | 4,323 - 4,550 ¹ | 2,838 ¹ | 1,778 ¹ | 4,616 ¹ |
| Employment | 1,900 - 2,000 | 0 | 2,000 | 2,000 |

Source: King County, Puget Sound Regional Council 2004, and Census 2000.

¹ King County allocates growth targets only in terms of households, not population. Using a household size of 2.47 times the 2012-2022 housing target results in the estimated population growth found in this table. Assumes a year 2000 estimated average household size of 2.47 per Puget Sound Regional Council and Economic Consulting Services, 1994.

² The City of Woodinville is currently working with the US Census and Washington State to review the accuracy of this number.

³ 2001 King County Annual Growth Report of covered employment as of March 1999.

⁴ Verified Count Woodinville 2000 land use survey, 2000 Census data reports 3,592.

Table 3A-1(B): Existing and Projected Total Population, Household and Employment for the City of Woodinville.

| | 1990 Census | 2000 Census | 2012 Projection | 2022 Projection |
|------------|-------------|---------------------|---------------------|---------------------|
| Population | 8,590 | 9,809 ¹ | 12,647 ³ | 14,425 ⁴ |
| Households | 3,297 | 3,900 ¹ | 5,049 ⁵ | 5,769 ⁶ |
| Employment | N/A | 10,383 ² | 12,283 - 12,383 | 14,283 - 14,383 |

¹This reflects the revised U.S. Census population and dwelling unit counts dated April 30, 2003

² 2001 King County Annual Growth Report of covered employment as of March 1999.

³This number is derived by adding the 2001-2012 remaining population growth target (2,838) in Table 3A-1(A) to the population reported by the 2000 Census (9,809).

⁴ This number is derived by adding the 2001-2022 population growth target (4,616) in Table 3A-1(A) to the population reported by the 2000 Census (9,809).

⁵This number is derived by adding the 2001-2012 remaining household growth target (1,149) in Table 3A-1(A) to the number of households reported by the 2000 Census (3,900).

⁶This number is derived by adding the 2001-2022 household growth target (1,869) in Table 3A-1(A) to the number of households reported by the 2000 Census (3,900).

The City's overall gross population density is approximately ~~2.6~~ 2.7 persons/ acres (~~9,914~~ 9,809 population/3,587 acres). The City's population density for residentially zoned land is ~~4.3~~ 4.6 (~~9,194~~ 9,809 population/2,130 acres of land). By the year 2012, the overall gross population density ~~will be~~ is estimated to be approximately ~~3.83~~ 3.5 persons/acres (~~13,634~~ 12,647 projected population/3,587 acres). By the year 2022, the overall gross population density will be is estimated to be approximately 4.0 persons/acres (14,425 projected population/3,587 acres). This future projection is assuming no new annexations take place within the City. It is important to note that this carrying capacity analysis does not necessarily mean that land will be built-out over the growth period. The purpose of the carrying capacity analysis is to determine the extent or limit to which development could theoretically occur.

ATTACHMENT B
Comprehensive Plan Map Amendments

ATTACHMENT C

Sections 21.06.018, 21.06.023, 21.06.060, 21.06.070, 21.06.140, 21.06.150, 21.06.178, 21.06.223, 21.06.263, 21.06.273, 21.06.278, 21.06.279, 21.06.310, 21.06.328, 21.06.338, 21.06.395, 21.06.398, 21.06.400, 21.06.450, 21.06.453, 21.06.455, 21.06.468, 21.06.478, 21.06.618, 21.06.620, 21.06.695, and 21.06.700 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~~.

- 21.06.018** **Agricultural crop sales.** Agricultural crop sales: the retail sale of fresh fruits, vegetables and flowers produced on-site. This use is frequently found in roadside stands or U-pick establishments and includes uses located in ~~SIC-NAICS~~-Major Group and Industry Group No.:
- (1) ~~01~~ 111-Agricultural Production-Crops, and
 - (2) ~~543~~ 44523-Fruit and Vegetable Markets.
- 21.06.023** **Aerospace, Aircraft, ship and boat manufacturing.** Aircraft, ship and boat manufacturing: the fabrication and/or assembling of aircraft, ships or boats, and including uses located in ~~SIC-NAICS~~-Industry Group Nos.:
- (1) 33641 – Aerospace and Aircraft Product and Parts Manufacturing
 - (2) ~~372- 541771 Aircraft and Parts, Research and Development in the Physical, Engineering and life sciences.~~
 - (3) ~~373- 48839 Other Support Activities for Water Transportation~~
 - (4) ~~373~~ 33661 Ship and Boat Building and Repairing.
- 21.06.060** **Book, stationery, video and art supply store.** Book, stationery, video and art supply store: an establishment engaged in the retail sale of books and magazines, stationery, records and tapes, video and art supplies, including uses located in ~~SIC-NAICS~~-Industry Nos.:
- (1) ~~5942~~ 451211-Book Stores,
 - (2) ~~5943~~ 45321-Stationery Stores,
 - (3) ~~5999~~ 44613-Architectural Supplies and Artists' Supply and Materials Stores,
 - (4) ~~7841~~ 53223-Video tape rental,
 - (5) ~~5735~~ 45122- Record and prerecorded tape stores, and
 - (6) ~~5736~~ 45114- Musical Instrument stores.
- 21.06.070** **Building, hardware and garden materials store.** Building, hardware and garden materials store: an establishment engaged in selling lumber and other building materials, feed, and lawn and garden supplies; including, but not limited to uses located in ~~SIC NAICS~~- Major Group No. ~~52- 444~~ Building Materials, Hardware, Garden Supply, excluding Mobile Home Dealers.
- 21.06.100** **Church, synagogue or temple.** Church, synagogue or temple: a place where religious services are conducted, and including accessory uses in the primary or accessory buildings such as religious education, reading rooms, assembly rooms, and residences for nuns and clergy, but excluding facilities for training of religious orders; including uses located in ~~SIC-NAICS~~-Industry No. ~~866.81311~~.
- 21.06.140** **Daycare.** Daycare: an establishment for group care of non-resident adults or children.
- (1) Daycare shall include, but not be limited to, ~~SIC NAICS~~ Industry No. ~~835 -624411~~ Child Day Care Services, ~~SIC-NAICS~~- Industry No. ~~8322 - 62412~~ Adult Daycare Centers and the following:

- (a) Adult Daycare, such as adult day health centers or social day care as defined by the Washington State Department of Social and Health Services,
 - (b) Nursery schools for children under minimum age for education in public schools,
 - (c) Privately conducted kindergartens or prekindergartens when not a part of a public or parochial school, and
 - (d) Programs covering after-school care for school children.
- (2) Daycare establishments are subclassified as follows:
- (a) Daycare I -- a maximum of twelve (12) adults or children in any twenty-four (24) hour period, and
 - (b) Daycare II -- over twelve (12) adults or children in any twenty-four (24) hour period.

- 21.06.150 Department and variety store.** Department and variety store: An establishment engaged in the retail sale of a variety of lines of merchandise, such as; dry goods, apparel and accessories, home furnishings, housewares, and including uses located in SIC NAICS-Major Group and Industry Nos.:
- (1) ~~53~~ 452-General Merchandise,
 - (2) ~~5947-45322~~ Gift, Novelty, and Souvenir Shops, and
 - (3) ~~5948-44832~~ Luggage and Leather Goods Stores.
- 21.06.178 Drug store.** An establishment engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies, including uses located in SIC NAICS- Industry Group and Industry Nos.:
- (1) ~~591-44611~~ Drug Stores and Proprietary Stores,
 - (2) ~~5993-453991~~ Tobacco Stores and Stands, and
 - (3) ~~5999-44612~~ Cosmetics Stores.
- 21.06.223 Fabric shop.** An establishment engaged in the retail sale of sewing supplies and accessories, including uses located in SIC NAICS Industry Nos.:
- (1) ~~5949-45113 Sewing, Needlework, and Piece Goods Supply~~ Stores, and
 - (2) Awning Shops, Banner Shops, and Flag Shops found in ~~5999-453998~~.
- 21.06.263 Florist shop.** An establishment engaged in the retail sale of flowers and plants, including uses located in SIC-NAICS- Industry Nos.:
- (1) ~~5992-45311~~ Florists, and
 - (2) ~~5999-453998~~ Artificial Flowers.
- 21.06.273 Forest research.** The performance of scientific studies relating to botany, hydrology, silviculture, biology and other branches of science in relation to management of forest lands, including but not limited to SIC-NAICS- Industry Nos:
- (1) ~~8731-54171 Commercial~~ Physical and Biological Research;
 - (2) ~~8733-54171-~~ Noncommercial Research Organizations; and
 - (3) ~~8734-54194-~~ Testing Laboratories.
- 21.06.278 Furniture and home furnishings store.** An establishment engaged in the retail sale Major Group and Industry Nos.:
- (1) ~~57~~ 4431-Home Furniture, Furnishings, and of household furniture and furnishings for the home, including uses located in SIC-NAICS-Equipment Stores, except Industry Group No. 573, 44311, 44312, 44131, 4511,4512 and
 - (2) Baby carriages, Cake Decorating Supplies, Hot Tubs, Picture Frames (ready made), Swimming Pools (above-ground, not site-built), Telephone Stores and Typewriter Stores found in ~~5999-443112 & 453998~~.

- 21.06.279 General business service.** An establishment engaged in providing services to businesses or individuals, with no outdoor storage or fabrication, including uses located in **SIC NAICS Major Group Nos.:**
- (1) ~~60-~~ 522 Depository and Nondepository Institutions,
 - (2) ~~61-~~ Nondepository Credit Institutions,
 - (32) ~~62-~~ 523 Security and Commodity Brokers, Dealers, Exchanges, and Services,
 - (43) ~~63-~~ 5241 Insurance Carriers,
 - (54) ~~65-~~ 531 Real Estate, except 653 (Real Estate Agents and Planning Directors),
 - (65) ~~67-~~ 551 Holding and Other Investment Offices,
 - (7) ~~7299-~~ Miscellaneous Personal Services, not elsewhere classified,
 - (86) ~~73-~~ 541,561,323, 531, 532, 811,812 Business Services, except Industry Group and Industry No.7312- 54185 Outdoor Advertising Services, and
 - (97) ~~86-~~ 813, 921 Membership Organizations, including administrative offices of organized religions found in 8661, 81311 but excluding churches and places of worship.
- 21.06.310 Hobby, toy, and game shop.** An establishment engaged in the retail sale of toys, games, hobby and craft kits, including uses located in **SIC NAICS Industry Nos.:**
- (1) ~~5945-~~ 45112 Hobby, Toy and Game Shops, and
 - (2) ~~5999- 453998~~ Autograph and Philatelist Supply Stores, Coin Shops, and Stamps, philatelist retail (except mail order) All Other Miscellaneous Store Retailers (except Tobacco Stores)
- 21.06.328 Individual transportation and taxi.** An establishment engaged in furnishing individual or small group transportation by motor vehicle, including uses located in **SIC NAICS Industry Group and Industry Nos.:**
- (1) ~~412-~~ 48531 Taxicabs, and
 - (2) ~~4119-~~ 48532, 48541, 485991, 485999, 48711, 62191, Local Passenger Transportation, not elsewhere classified.
- 21.06.338 Jewelry store.** An establishment engaged in the retail sale of a variety of jewelry products, including uses located in **SIC NAICS Industry Nos.:**
- (1) ~~5944-~~ 44831 Jewelry Stores, and
 - (2) Gem stones and rock specimens found in 5999 44612.
- 21.06.395 Monuments, tombstones, and gravestones sales.** The retail sale of custom stonework products including uses located in **SIC NAICS Industry No. 5599- 327991** Monuments, finished to custom order, tombstones and gravestones finished.
- 21.06.398 Motor vehicle, boat and mobile home dealer.** An establishment engaged in the retail sale of new and/or used automobiles, motor homes, motorcycles, trailers, boats or mobile homes, including uses located in **SIC NAICS Major Group and Industry Group Nos.:**
- (1) ~~55-551~~ 4411 Automotive dealers and gasoline service stations except:
 - (a) ~~553-~~ 4413 Auto and home supply stores,
 - (b) ~~554-~~ 4471 Gasoline service stations, and
 - (2) Aircraft dealers found in 5599 441229:
 - (a) ~~527-~~ 45393 Mobile home dealers, and
 - (b) Yacht brokers found in 7389,441222
- 21.06.400 Motor vehicle and bicycle manufacturing.** Motor vehicle and bicycle manufacturing: fabricating or assembling complete passenger automobiles, trucks, commercial cars and buses, motorcycles, and bicycles, including uses located in **SIC NAICS Industry Group Nos.:**
- (1) ~~371-~~ 3362 Motor Vehicles and Motor Vehicle Equipment, and

(2) ~~375-~~ 336991 Motorcycles, Bicycles, and Parts.

- 21.06.450 Personal medical supply store.** An establishment engaged in the retail sale of eyeglasses, contact lenses, hearing aids, and artificial limbs, including uses located in SIC NAICS Industry Nos.:
- (1) 5995- 339115 & 44613 Optical Goods Stores, and
 - (2) ~~5999-~~ 44619 Hearing Aids and Orthopedic and Artificial Limb Stores.
- 21.06.453 Pet shop.** An establishment engaged in the retail sale of pets, small animals, pet supplies, or grooming of pets, including uses located in SIC NAICS Industry No. ~~5999-~~ 45391 Pet shops.
- 21.06.455 Photographic and electronic shop.** An establishment engaged in the retail sale of cameras and photographic supplies, and a variety of household electronic equipment, including uses located in SIC NAICS Industry No.:
- (1) ~~5946 -~~ 44313 Camera and Photographic Supply Stores,
 - (2) ~~5999 -~~ 453998 Binoculars and Telescopes,
 - (3) ~~5731 -~~ 443112 Radio, Television, and Consumer Electronics Stores, and
 - (4) ~~5734 -~~ 44312, Computer and Computer Software Stores.
- 21.06.468 Professional office.** An office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities; including the following SIC NAICS Major Group and Industry Nos.:
- (1) ~~64-~~ 5242 Insurance Agents, Brokers and Service,
 - (2) ~~653-~~ 53121 Real Estate Agents and Managers,
 - (3) ~~7291-~~ 541213 Income Tax Return Preparation Services,
 - (4) ~~81-~~ 54111 Legal Services,
 - (5) ~~871-~~ 54133 Engineering, Architectural and Surveying Services,
 - (6) ~~872-~~ 54121 Accounting, Auditing and Bookkeeping Services, and
 - (7) ~~874-~~ 541611 Administrative Management and General Management Consulting Services and 54182 Public Relations Services.
- 21.06.478 Public agency office.** An office for the administration of any governmental activity or program, with no outdoor storage and including, but not limited to uses located in SIC NAICS- Major Group, Industry Group and Industry Nos.:
- (1) ~~91-~~ 9211 Executive, Legislative, and General Government, except Finance,
 - (2) ~~93-~~ 92113 Public Finance, Taxation, and Monetary Policy,
 - (3) ~~94-~~ 9231 Administration of Human Resource Programs,
 - (4) ~~95-~~ 9241 Administration of Environmental Quality and 9251 Housing Program,
 - (5) ~~96-~~ 92611 Administration of Economic Programs,
 - (6) ~~972-~~ 92812 International Affairs,
 - (7) ~~9222-~~ 92213 Legal Counsel and Prosecution, and
 - (8) ~~9229-~~ 92219 Public Order and Safety.
- 21.06.618 Sporting goods store.** An establishment engaged in the retail sale of sporting goods and equipment, including uses located in SIC NAICS Industry Nos.:
- (1) ~~5941-~~ 451110 Sporting Goods Stores and Bicycle Shops, and
 - (2) ~~5999-~~ 453998 Tent Shops and Trophy Shops.
- 21.06.620 Sports club.** An establishment engaged in operating physical fitness facilities and sports and recreation clubs, including uses located in SIC NAICS Industry Nos.:
- (1) ~~7991-~~ 71394 Physical Fitness Facilities, and
 - (2) ~~7997-~~ 7139 Membership Sports and Recreation Clubs.

21.06.695 **Vocational school.** Establishments offering training in a skill or trade to be pursued as a career, including uses located in ~~SIC~~ NAICS Industry Group No.:

- (1) ~~824- 61151~~ Vocational Schools, Apprenticeship Training
- (2) ~~8222- 61121~~ Technical Institutes, Junior Colleges

21.06.700 **Warehousing and wholesale trade.** Establishments involved in the storage and/or sale of bulk goods for resale or assembly, excluding establishments offering the sale of bulk goods to the general public which is classified as a retail use in WMC 21.08.070. These establishments shall include ~~SIC~~ NAICS Major Group Nos. ~~50~~ 421, 444 and ~~51~~ 422, 454 and ~~SIC~~ NAICS Industry Group Nos. ~~422~~ 4931 and ~~423~~ 48848.

ATTACHMENT D

Land Use Charts and Development Conditions

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 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 | C E N T R A L | | | B U S I N E S S |
| SIC# NAICS | SPECIFIC LAND USE | R1-4 | R5-8 | R9-18 | R19+ | | 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 | | | | | |
| * | Mobile home park | | P | P | | | | | P | | | | | |
| * 623312 | Senior citizen assisted (Sec 21.06.188 for definition) | | P11 | P | P | | | | P | | | | | |
| | GROUP RESIDENCES: | | | | | | | | | | | | | |
| * | Community residential facility | C15 | C15 | P15 | P15 | | | | P15 | | | | | P15 |
| * 721310 | Dormitory | C2 | C2 | P2 | P2 | | | | P2 | | P2 | | P2 | P13 |
| | ACCESSORY USES: | | | | | | | | | | | | | |
| * | Residential accessory uses | P3 | P3 | P3 | P3 | | | | P3 | | | | | P16 |
| * | Home occupation (8) | P | P | P | P | | | | P | | | | | |
| * | Home industry (9) | C | C | C | C | | | | | | | | | |
| | TEMPORARY LODGING: | | | | | | | | | | | | | |
| 7044 (+) 72111 | Hotel/Motel | | | | | | | | P | | | | | |
| * 721191 | Bed and breakfast guesthouse | P6 | P6 | P6 | P6 | | | | P6 | | | | | |
| 7044 72111 | Organization Hotel/Lodging houses | | | | | | | | P | | | | | |
| * 624221 | Temporary shelter | | | | | | | | P4 | | | | | P17 |
| * 62411 | 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-4B/D 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.
- (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) 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

| ZONE | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | PUB | INST |
|----------------|-----------------------------------|----------------|----------------|--------------|-----------------------|----|----|-----|----|---|----------|-----|------|
| | LOW DENSITY | MEDIUM DENSITY | MEDIUM DENSITY | HIGH DENSITY | NEIGHBORHOOD | TB | GB | CBD | O | I | PI | | |
| | R1-4 | R5-8 | R9-18 | R19+ | NB | TB | GB | CBD | O | I | PI | | |
| | PARK / RECREATION: | | | | | | | | | | | | |
| * | Park | P1 | P1 | P1 | P1 | P1 | P1 | P | P | | P | P | |
| * | Trails | P | P | P | P | P | P | P | | | P | P | |
| * | Destination Resorts | | | | | | | C2 | | | | | |
| * | Marina | | | C4 | C4 | | P5 | P | P | | P | | |
| | AMUSEMENT/ ENTERTAINMENT: | | | | | | | | | | | | |
| 7832 512131 | Theater | | | | | | | P6 | P6 | | | | |
| 7833 512132 | Theater, Drive-in | | | | | | | C6 | C6 | | | | |
| 792 | Plays / Theatrical production | | | | | | | | P6 | | | | |
| 793 71395 | Bowling center | | | | | | | P | | | | | |
| 711211* | Sports club | C4 | C4 | C4 | C4 | | C | P | P | | | | |
| 71391* | Golf facility | C7 | C7 | C7 | C7 | | | P | | | | | |
| 7999 71391 | Golf driving range | C8 | C8 | C8 | C8 | | | P7 | | | | | |
| * | Shooting range | | | | | | | P10 | | | | | |
| 71312* | Amusement arcades | | | | | | P | P | P | | | | |
| 71311 | Amusement park | | | | | | | P | C | | | | |
| * | Outdoor performance center | | | | | | S | S | S | | | | |
| * | Indoor batting cage facility | | | | | | | | | | C1, 3 | | |
| * | Indoor go-cart racing facility | | | | | | | P14 | | | | | |
| | CULTURAL: | | | | | | | | | | | | |
| 823 51412 | Library | P11 C | P11 C | P11 C | P11 C | | P | | P | | | | P3 |
| 841 71211 | Museums and Art Galleries | P11 C | P11 C | P11 C | P11 C | | P | | P | | P | | P3 |
| 842 71213 | Arboretum | P | P | P | P | | P | | P | | | | P3 |
| 866 81311 | Churches, synagogues, and temples | P12 C | P12 C | P12 C | P12 C | | P | P | P | | | | |
| * | Conference Center | P11 C | P11 C | P11 C | P11 C | | | | P | | | | |

GENERAL CROSS REFERENCES:

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

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).
- (10) Only in an enclosed building.
- (11) Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a landmark subject to the provisions of WMC 21.38.080.
- (12) Only as accessory to a nonresidential use established through a discretionary permit process and limited in scale to ensure compatibility with surrounding neighborhoods.
- (13) Indoor batting facilities are subject to the following conditions and limitations:
 - (a) Facilities open to youth under the age of eighteen (18) shall not be located in the Sexually Oriented Business Overlay District.
 - (b) The facility shall require the minimum safety standards as provided for a national youth baseball association such as the Little League Association.
 - (c) Signs regarding safety rules must be prominently displayed.
 - (d) Pedestrian walkways shall be clearly marked.
 - (e) The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in the Uniform Building Code) shall not be located in any spaces adjacent to the indoor batting facility; or, the facility shall be located in a single occupancy building.

- (f) Retail sales at an indoor batting facility shall be limited to baseball-related items, and the retail sales area shall not exceed 500 square feet.
 - (g) Children under the age of fifteen (15) are not permitted on the premises without a supervising adult.
 - (h) On site food preparation is prohibited.
 - (i) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
- (14) Indoor go-cart racing facilities are subject to the following conditions and limitations:
- (a) Signs regarding safety rules must be prominently displayed.
 - (b) Pedestrian walkways shall be clearly marked.
 - (c) The business owner shall provide to the City a signed statement by the building owner declaring that high hazard occupancies (Type H occupancies as defined in the Uniform Building Code) shall not be located in any spaces adjacent to the indoor go-cart racing facility, or the facility shall be located in a single occupant building.
 - (d) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
 - (e) Until and unless the City adopts an overriding noise ordinance, the maximum noise levels (dBA) associated with the operation of any go-cart racing facility shall not exceed the following maximum dBAs:

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

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

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

WMC 21.08.050
A. GENERALSERVICES
LAND USES

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

| ZONE | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | |
|------|-------------|------------------|----------------|--------------|-----------------------|--------|----------|---------|-----------|------------|--------|
| | LOW DENSITY | Moderate Density | Medium Density | High Density | Neighborhood | Office | Business | General | Community | Industrial | Public |

| SIC# NAICS | 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 |
| 81232 | Dry cleaning plants | | | | | | | | | | P | |
| 812332 | Industrial Laundress | | | | | | | | | | P | |
| 81221 | Funeral Home/Crematory | C4 | C4 | C4 | C4 | | | P | P | | | |
| 81222 | Cemetery, Columbarium or Mausoleum | P26 C5 | P26 C5 | P26 C5 | P26 C5 | | | P26 C5 | P26 C5 | | | |
| * | Day care I | P6 | P6 | P6 | P6 | P | | P | P | P7, 23 | P7 | P18 |
| * | Day care II | P8 | P8 | P8 | P8 | P | | P | P | | P7 | P18 |
| * | Veterinary Clinic | P9 C10 | | | | P10 | | P10 | P10 | | P | |
| (1) 81121 | Automotive repair | | | | | P11 | | P | P | | P | |
| 811 | Automotive service | | | | | P11 | P11 | P | P | | P | |
| 76 | Miscellaneous repair | | | | | | | P | P | | P | |
| 624, 623 | Social Services | P12 C13 | P12 C13 | P12 C13 | P12 C13 | P13 | | | P | P23 | | P |
| * | Stable | P14 C | | | | | | P | P27 | | | |
| * | Kennel or Cattery | C | | | | | | | | | | |
| | HEALTH SERVICES: | | | | | | | | | | | |
| 6213- 6214 | Office / Outpatient Clinic | P12, 30 C13, 30 | P12, 30 C13, 30 | P12, 30 C13, 30 | P12, 30 C13, 30 | P | | | P30 | P30 | | P18, 30 |
| 62311 | Nursing and personal care facilities | | | | C30 | | | | P30 | | | P18, 30 |
| 62211 | Hospital | | | | | | | | P30 | | | P18, 30 |
| 339116 | Medical / Dental Lab | | | | | | | | P30 | | P30 | P18, 30 |
| 621 | Miscellaneous Health | | | | | | | | | P30, 23 | | P18, 30 |
| | EDUCATION SERVICES: | | | | | | | | | | | |
| 61111 | Elementary or Middle / Junior High School | P16, 30 C30 | P16, 30 C15, 30 | P16, 30 C30 | P16, 30 C30 | | | | C30 | C30, 31 | | P30 |
| 61111 | Secondary or High School | P16, 30 C30 | P16, 30 C15,30 | P16, 30 C30 | P16, 30 C30 | | | | P30 | | | P30 |
| * 61151 | 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 | | | P21, 30 |
| * | Preschool | C28, 30 | C28, 30 | C28, 30 | C28, 30 | P | | | P30 | | | P30 |
| * | School District Support Facility | C25, 30 | C25, 30 | P25, 30 C30 | P25, 30 C30 | | | P30 | P30 | | P30 | P30 |
| 71394 | 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 NAICS Industry No. 7534326212-Tire Retreading, see manufacturing permitted use table.
- (2) Except SIC-NAICS Industry Group Nos.:
 - (a) 83562441-Day Care Services, and
 - (b) 83662321-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-NAICS Industry Group and Industry Nos.:
 - (a) 72381211-Beauty Shops,
 - (b) 72481211-Barber Shops, and
 - (c) 721281232-Garment Pressing and Agents for Laundries and Dry cleaners.
- (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,
 - (d) 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
 - (e) 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,
 - (c) 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.
- (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, and
 - (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.
- (31) Elementary/Junior High Schools are allowed in Office Zones that are adjacent to the Urban Growth Area Boundary.

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

SIC# NAICS SPECIFIC LAND USE

| | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | |
|-----------------------|---|-------------|------------------|----------------|--------------|-----------------------|-----------|------------------|---------------------|--------|------------|---------------|
| | | LOW DENSITY | MODERATE DENSITY | MEDIUM DENSITY | HIGH DENSITY | NEIGHBORHOOD | TOWNHOUSE | GENERAL BUSINESS | COMMERCIAL BUSINESS | OFFICE | INDUSTRIAL | PUNBLICTIONAL |
| | | R1-4 | R5-8 | R9-18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
| 15-17 233-235 | Construction and Trade | | | | | | | P | P9 | P10, 7 | P | |
| * 48531 | Individual Transportation and Taxi | | | | | | | P | P | | | |
| 421-484-492 | Trucking and Courier Service | | | | | | | P | P12 | P13, 7 | P | |
| * 493 | Warehousing, (1) and Wholesale Trade | | | | | | | | | | P | |
| * 53113 | Self-service Storage | | | C14 | C14 | | | P | P | P7, 11 | P | |
| 4221-4222-49313-49312 | Farm Product Warehousing, Refrigeration and Storage | | | | | | | | | | P | |
| * 47-48 | Log Storage | | | | | | | P | | | P | |
| 473-48851 | Transportation Service | | | | | | | P | | P10, 7 | P | |
| 472-488999 | Freight and Cargo Service | | | | | | | P | P | P7 | | |
| 48-5133 | Passenger Transportation Service | | | | | | | P | P | P7 | P | |
| 482-51331 | Communication Offices | | | | | | | P | P | P7 | P | |
| * 7312-54185 | Telegraph and other Communications | | | | | P | P | P16 | P | P | P16 | |
| * 7312-54185 | General Business Service | | | | | P | | P16 | P | P | P16 | P3 |
| * 7312-54185 | Professional Office | | | | | | | P | P | P17, 7 | P | |
| 7312-54185 | Outdoor Advertising Service | | | | | | P | | | | | |
| 7324-323114-561439 | Photocopying and duplicating service | | | | | | P | | | | | |
| 735-532 | Miscellaneous Equipment Rental | | | | | | | P | P | | P | P4 |
| 751-532 | Automotive Rental and Leasing | | | | | | | P | P | | | |
| 752-81293 | Automotive Parking | P19 | P19 | P19 | P19 | | | P | P21 | | P | P5 |
| 7941-711 | Professional Sport Teams/Promoters | | | | | | | | P | P7 | | |
| 873-54171 | Research, Development and Testing | | | | | | | P2 | P2 | | P2 | P6 |
| * 873-54171 | Heavy Equipment and Truck Repair | | | | | | | P | | | P | |
| * 873-54171 | Commercial/Industrial Accessory Uses | | P22 | | | | P22 | | P | P7 | P | |
| * 873-54171 | Helistop | | | | | C23 | C23 | C24 | C24 | C23, 7 | C2, 4 | C24 |

ZONE

GENERAL CROSS REFERENCES:

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

21.08.060 B. DEVELOPMENT CONDITIONS.

- (1) Except self-service storage.
- (2) Except SIC NAICS Industry No. ~~873254172~~-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) 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 NAICS Industry No. ~~421549211~~- Courier Services, except by air.
- (13) Limited to SIC NAICS Industry No. ~~421549211~~-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

| 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 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 | | |

| SIC# NAICS | SPECIFIC LAND USE | R1-4 | R5-8 | R9-18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
|---------------|---|-------|------|-------|------|---------|---------|-----|-----|-----|-----|-----|
| * | Building, Hardware and Garden Materials | | | | | | P2 | P | P | | | P |
| * | Forest Products Sales | | | | | | | | | | | P |
| * | Department and Variety Stores | | | | | | P5 | P | P | | | |
| 54 445 | Food Stores | | | | | P | P | P | P | | | |
| * | Agricultural Crop Sales | P3, 7 | | | | | | | | | | |
| * | Motor Vehicle and Boat Dealers | | | | | | | | | | | |
| 553 4413 | Auto Supply Stores | | | | | | | P9 | | | | |
| 554 4471 | Gasoline Service Stations | | | | | P | P | P | P12 | | | |
| 56448 | Apparel, Jewelry and Accessory Stores | | | | | P | P | | P | | | |
| * | Furniture and Home Furnishings Stores | | | | | | | P | P | | | |
| 58722 | Eating and Drinking Places | | | | | P10, 16 | P10, 16 | P | P12 | P17 | P6 | P1 |
| * | Drug Stores | | | | | | P | P | P | P18 | | P13 |
| 592 44531 | Liquor Stores | | | | | | | P | P | | | |
| 593 45331 | 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 | |
| 598 45431 | Fuel Dealers | | | | | | | | | | | |
| * | Florist Shops | | | | | P | P | | P | | | P13 |
| * | Personal Medical Supply Stores | | | | | C | | | P | | | |
| * | Pet Shops | | | | | P | P | | P | | | |
| * | Bulk Retail | | | | | | | P | P12 | | | |
| * | Auction Houses | | | | | | | P | | | P | |
| 5561 4412 | Truck and Motorhome Dealers (14) | | | | | | | P | | | P | |
| * | Auto Parts Yard | | | | | | | P | | | P20 | |
| 5015 | 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-NAICS~~ Industry No. 533145299, 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-NAICS~~ Industry No. 581372241-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) Permitted only on sites with a High Density Residential (R-48)/Office zone designation.
- (18) Except SIC NAICS 5993-453991 – Tobacco Stores and Stands, which are not permitted.
- (19) Drug Stores are limited to 25% of total office building square footage.
- (20) **The perimeter of all areas used for the storage of inoperable vehicles or vehicle parts must be screened with a six (6) foot sight obscuring fence and a ten (10) foot width of Type I landscaping.**

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~~ NAICS Industry No. 243433711-Wood Kitchen Cabinets and No. 243132191-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# NAICS | SPECIFIC LAND USE | ZONE | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | P | I | |
|-----------------------|---|------|----------------|---|---|---|--|--------------------------------------|---------------------------------|--------------------------------------|---------------------------------|--------------------------------------|-----|---|---------------------------------|
| | | | LOW DENSITY | 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 |
| | | | R1-4 | R5-8 | R9-18 | R19+ | NB | TB | GB | CBD | O | I | P/I | | |
| | AGRICULTURE: | | | | | | | | | | | | | | |
| 0111 | Growing and Harvesting Crops | | P | | | | | | | | | | | | P |
| 0212 | Raising Livestock and Small Animals | | P6 | | | | | | | | | | | | P |
| | FORESTRY: | | | | | | | | | | | | | | |
| 0813 | Growing and Harvesting Forest Product | | P | | | | | | | | | | | | P |
| * | Forest Research | | | | | | | | | | | P2, 3 | | | P |
| | FISH AND WILDLIFE MANAGEMENT: | | | | | | | | | | | | | | |
| 0921 0273 11251 | Hatchery/Fish Preserve & Aquaculture (1) | | C | | | | | | | | | | | | P |
| 0273 | Aquaculture (1) | | C | | | | | | | | | | | | P |
| * | Wildlife Shelters | | C | | | | | | | | | | | | |
| | MINERAL: | | | | | | | | | | | | | | |
| 1014 21232 | Mineral Extraction | | | | | | | | | | | | | | |
| 32 | Processing of Minerals See 327 under manufacturing Land Use | | | | | | | | | | | | | | P |
| 2954 32412 | Asphalt Paving Mixtures and Block Roofing & Saturated Materials Manufacturing | | | | | | | | | | | | | | 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 | | | | | | | |
|-------------------------------|--|---|---|---|--|--------------------------------------|--------------------------------------|--|----------------------------|--|---|---------|
| | 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 B I S L A N D H O O D | T B O U S E S S | G B E N E R A L | C B D C E N T R A L | O F F I C E | I N D U S T R I A L | P U B L I C I N S T R U C T I O N A L | |
| SIG# NAICS | SPECIFIC LAND USE | R1-4 | R5-8 | R9-18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
| * | Jail | | | | | | | S11 | S11 | | | S11 |
| * | Work Farm/Camp | | | | | | | S16 | S16 | | | |
| * | Secure Community Transition Facility | | | | | | | S11 | S11 | | | |
| * | Work Release Facility | | | | | | | S11 | S11 | | | |
| * | Public Agency Animal Control Facility | | | | | | | S11 | S11 | | P11 | S11 |
| * | Public Agency Training Facility | | | | | | | S3, 11 | S3, 11 | | 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 | S6c, 11 |
| * | Major Communication Facility | | | | | | | | | | | |
| * | 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 |
| 43 21111 | 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 | S11 |
| * | Airport/Heliport | S11 | S11 | S11 | S11 | | | S11 | S11 | | S11 | S8, 11 |
| * | Landing Field | S11 | S11 | S11 | S11 | | | S11 | S11 | | S11 | S8, 11 |
| * | Transit Bus Base | | | | | | | S11 | S11 | | P11 | S11 |
| * | Transit Park and Ride Lot | C11 | S11 | S11 | S11 | | | P11 | P11 | | P11 | S11 |
| * | School Bus Base | C5, 11, S11 | C5, 11, S11 | C5, 11, S11 | C5, 11, S11 | | | S11 | S11 | | P11 | S8, 11 |
| 7948 711212 | Racetrack | S7, 11 | S11 | S7, 11 | S7, 11 | | | S11 | S7, 11 | | | |
| * | Fairground | | | | | | | S11 | S11 | | | S8, 11 |
| 8422 71213 71219 | Zoo/Wildlife Exhibit (2) | | | | | | S | S11 | S11 | | | S8, 11 |
| 654 71131 | Stadium/Arena | | | | | | | S11 | S11 | | S11 | P11 |
| 8221- 8222 6113 6112 | College/University (1) Junior College | P9, 11, C10, 11, S11 | P9, 11, C10, 11, S11 | P9, 11, C10, 11, S11 | P9, 11, C10, 11, S11 | | | | | P11 | 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.

ATTACHMENT E

Sections 21.20.110, 21.20.130 and 21.20.040 of Chapter 21.20 Development Standards – Signs 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~~.

21.20.110 **Building signs.**

- (1) Building signs must not be higher than the building eave or cornice.
- (2) The maximum allowable sign face area is:
 - (a) Twenty-five (25) square feet plus twelve (12) percent of the building facade area facing the street or main parking area, if:
 - (i) The sign uses recommended sign face background colors as described in ~~subsection 8 of this section~~ in Section 21.06.594, and the sign face background is not backlit. Sign lettering and logos may be backlit; or
 - (ii) All tenant building signs on the building are in a similar location, architecturally integrated into the building, and employ a coordinated color scheme. Sign area calculations are per facade and allowable sign area is non-transferable to other facades; or
 - (b) Eight (8) percent of the building facade area facing the street or main parking area if the sign face is backlit or does not use recommended sign face background colors. Sign area calculations are per facade with signage allowed on no more than two (2) facades of a building unless approved by the Planning Director. Signs on awnings count as part of the total building sign area. See subsection 10 of this section for awning, canopy, or marquee sign special provisions.
- (3) Number per site and minimum spacing: Each tenant is allowed a maximum of one (1) sign per facade up to a maximum of two (2) facades, unless otherwise approved by the Planning Director. Each building may also have one (1) building sign.
- (4) Mounting: Building signs must be mounted plumb with the building, with a maximum protrusion of one (1) foot unless the sign incorporates sculptural elements or architectural devices. The sign frame must be concealed or integrated into the building's architectural character in terms of form, color, and materials. Each tenant may also display a single shingle sign that has a face perpendicular to the building provided the sign is no larger than three (3) square feet, is no less than eight (8) feet above the ground, and does not extend more than three (3) feet from the building or beyond an existing architectural canopy.
- (5) Materials:
 - (a) Sign frames should be concealed or similar to building materials.
 - (b) Sign faces constructed of anodized or treated metal, wood, masonry, tile, or neon are encouraged. Plastic signs, except for lit letters and logos, are limited to eight (8) percent of the building facade area.
- (6) Lettering: The maximum height for lettering is three (3) feet. The maximum height for logos is four (4) feet. Greater heights for lettering and logos may be approved through the Design Guidelines review process.
- (7) Lighting:

- (a) Internal: A sign with internally lit lettering and logos is allowed. Fully backlit signs, including backlit awnings, may not exceed eight (8) percent of the building facade facing the street or main parking area. See subsection 10 of this section for awning, canopy, and marquee sign special provisions.
- (b) External: A building sign with external lighting is allowed.
- (8) Sign Frame Color:
 - (a) Sign frame colors must be similar throughout the building.
 - (b) If all tenant signs conform to a specified color scheme approved by the Planning Director, the total sign area may be up to twelve (12) percent of the building facade plus twenty-five (25) square feet.
- (9) Other requirements: Tenant signs in multiple tenant buildings must be similar in mounting location, configuration, materials, and construction.
- (10) Special provisions for awning, canopy, or marquee signs:
 - (a) Measurement: For backlit awning signs, the measurement for signs on awnings shall be the smallest rectangle that the lettering and logo or other decorative device can fit within. This area shall count as part of the total area for building signs.
 - (b) Materials: Materials must be durable and mildew- and dirt-resistant. Metal or glazed canopies and marquees must be constructed of durable material, with edges and corners constructed and trimmed to avoid corrosion or damage.
 - (c) Depth, Height and Projection: Awning, canopy, or marquee signs shall maintain a minimum clearance of eight (8) feet above finished grade and shall not project more than six (6) feet from the supporting building unless a greater projection is approved by the Planning Director through the Design Guidelines review process.
 - (d) Lighting: The maximum amount of illumination for backlit vinyl awnings shall be one fluorescent tube running parallel to the awning face. Downlighting of canopies or awnings is allowed.

21.20.130

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

- (1) Grand opening displays:
 - (a) Signs, posters, pennants, strings of lights, blinking lights, balloons and searchlights are permitted for a period of up to thirty (30) consecutive days to announce the opening of a new enterprise or the opening of an enterprise under new management.
 - (b) All grand opening displays shall be removed upon the expiration of thirty (30) consecutive days.
- (2) Special event business signs:

- (a) One banner per business is allowed by permit, to announce special events or promotions, other than grand openings, for up to fourteen (14) days at a time, with up to four (4) permits per business per year. Temporary banners are to be allowed on or inside a building, on or adjacent to the business or tenant premises; none are to be allowed on public right-of-way, or on trees or utility poles.
 - (b) Temporary signs or banners for organized mall-wide promotions may be allowed by permit for up to five (5) days, with up to two (2) permits per mall per year.
 - (c) Seasonal lights and decorations of a non-carnival nature for the current season or holiday are allowed without a permit.
- (3) Construction signs:
- (a) Construction signs that identify architects, engineers, planners, contractors or other individuals or firms involved with the construction or funding of a building and announcing the character of the building or the purpose for which the building is intended may be displayed.
 - (b) One non-illuminated, double-faced sign is permitted for each public street upon which the project fronts.
 - (c) No sign shall exceed thirty-two (32) square feet in surface area and may be no taller than ten (10) feet in height, or be located closer than thirty (30) feet from the property line of the adjoining property.
 - (d) Construction signs must be removed by the date of issuance of the first occupancy permit for the premises or one year after placement of the signs, whichever occurs first. If the signs are not removed within this time period, they may be removed by the City at the expense of the owner of the property and/or the person(s) responsible for having the signs put on display.
- (4) Political signs:
- (a) On-premise political signs, posters or bills located at the headquarters of a political party, candidate or public service office, or a public issue decided by ballot are permitted. All on-premise political signs, posters or bills shall comply with the dimensional and locational requirements of the zoning district in which they are located, or of the applicable sign type.
 - (b) Off-premise political signs that do not exceed four (4) square feet in area (i.e. 4 feet x 1 foot, 2 feet x 2 feet, etc.) may be displayed in the public right-of-way as allowed in subsection (4)(e) below. Off-premise political signs that do not exceed thirty-two (32) square feet in area and six (6) feet in height may be displayed on private property. Freestanding political signs with a height greater than four (4) feet and signs made of wood or metal which are attached to buildings must submit a sign application for safety and structural review.
 - (c) Dividing a sign into several smaller pieces as a means to circumvent the political sign dimensional requirements of subsections 21.20.130(4)(a) and (4)(b) above, is not permitted.
 - (d) Political signs, posters or bills may be displayed from the closing date for filing for an election until seven (7) days after the general election. It shall be the responsibility of the candidate to have his/her campaign/political signs removed within this time period or the City may remove such signs at the candidate's expense.

- (e) No person, firm or corporation shall post, paint, nail, fasten or affix a political sign, poster, bill, or other advertising device of any kind on any streetlight, crosswalk, curb, curbstone, lamppost, street sign, utility pole, hydrant, tree, shrub, or public building or structure. Political signs are permissible on parking strips, the periphery of the public right-of-way and other portions of the right-of-way not used for vehicular or pedestrian travel preceding a primary or general election. Political signs must be installed with the permission of the owner of the property abutting said areas and installed in such a manner as not to constitute a traffic hazard or impair or impede pedestrian thoroughfares. No political sign placed within the public right-of-way shall create a safety hazard for pedestrians or motorists as determined by the Police Administrator or Public Works Director.
 - (f) Permits for political signs, posters or bills are not required unless the height of the freestanding sign is greater than four (4) feet or the sign is made of wood or metal and is attached to a building.
- (5) Real estate signs. All temporary real estate signs can be single or double-faced signs:
- (a) Signs advertising an individual residential unit for sale or rent shall be limited to one sign per street frontage on-site. The sign may not exceed eight (8) square feet in area, and shall not exceed six (6) feet in height. The sign shall be removed within five (5) days after closing of the sale, lease or rental of the property.
 - (b) For an open house or similar event, portable off-premise residential directional signs announcing directions to a specific residence open house for sale or rent shall not exceed six (6) square feet in area for each sign, and shall not exceed forty-two (42) inches in height. Signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes.
 - (c) On-site commercial or industrial property for sale or rent signs shall be limited to one sign per street frontage on-site, and shall not exceed thirty-two (32) square feet in area. The sign shall not exceed twelve (12) feet in height. The sign shall be removed within thirty (30) days after closing of the sale, lease or rental of the property. A building permit is required and shall be issued for a one (1) year period. The permit is renewable for one (1) year increments up to a maximum of three (3) years.
 - (d) On-site residential neighborhood or multi-family complex for sale or rent sign shall be limited to one (1) sign per development. The sign shall not exceed thirty-two (32) square feet in area, and shall not exceed twelve (12) feet in height. A building permit is required and shall be issued for a one (1) year period. The permit is renewable annually for up to a maximum of three (3) years.
 - (e) Off-site directional signs for residential developments shall be limited to six (6) signs. Each sign shall not exceed sixteen (16) square feet in area, and shall include only the name of and directions to the subdivision. The sign(s) shall be placed a maximum of two (2) miles from the nearest residential development entrance. No two (2) signs for one (1) residential development shall be located closer than 500 feet from one another on the same street. A single building permit is required for all signs and shall be

issued for a one (1) year period. The permit number and the permit expiration date must be clearly displayed on the face of each sign. The permit is renewable for one (1) year increments up to a maximum of three (3) years, provided that extensions will only be granted if the sign permit applicant has complied with the applicable regulations.

- (f) Residential on-premise informational signs shall be limited to one (1) sign per feature including but not limited to signs for information centers, model homes, parking areas or announcing features such as parks, playgrounds, or trails. Each sign shall not exceed sixteen (16) square feet in area, and shall not exceed six (6) feet in height.
- 6) Community event signs:
- (a) Community event signs shall be limited to announcing or promoting a non-profit sponsored community fair, festival or a special event.
 - (b) Community event signs may be displayed no more than the time period specified in the temporary use permit issued pursuant to WMC 21.44.
 - (c) Community event signs shall be removed by the event sponsor within seventy-two (72) hours following the end of the community fair, festival or a special event.
 - (d) On-premise and off-premise signs for recurring community events, such as farmers markets, may be allowed annually by permit. Such signs shall be removed by the event sponsor within twenty-four (24) hours following the end of the event, and may be erected again no more than twenty-four (24) hours before the next event.
- (7) Street Banners Announcing Community Fairs, Festivals, and Special Events:
- (a) Street banners shall be limited to announcing or promoting a non-profit sponsored community fair, festival, or a special event.
 - (b) Street banners shall be permitted only within the Central Business District and Tourist Business zone at approved locations.
 - (c) Street banners may be displayed no more than thirty (30) days and shall be removed within five (5) days following the end of the community fair, festival, or a special event. It shall be the responsibility of the event sponsor to remove the street banner or the City will remove such banner and retain the application deposit.
 - (d) The event sponsor shall provide a Certificate of Insurance evidencing Commercial General Liability insurance as described in the street banner application form provided.
 - (e) The event sponsor shall submit site placement and street banner mounting plans and specifications with the application.
The minimum street clearance of the banner is eighteen (18) feet above the street.

21.20.140 Nonconforming signs.

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

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

ATTACHMENT F

WMC subsection 21.26.070 of Chapter 21.26 Development Standards- Personal Wireless Service Facilities is hereby amended to read as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

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 facility shall be permitted on any street pole.
- (ii) On street poles less than or equal to 40 feet in height, only a single omnidirectional antenna no greater than eight inches in diameter and six feet in length or two directional antennas with a combined frontal surface area of 720 square inches shall be permitted.
- (iii) On street poles greater than 40 feet in height, an antenna or antenna array measuring no greater than six feet vertically and 16 inches in diameter or three directional antennas with a combined frontal surface area of 1,080 square inches shall be permitted.
- (iv) Antennas shall be either concealed 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 10 feet for street poles less than or equal to 40 feet in height or 15 feet for street poles greater than 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 (1)(a)(v) of this section. 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 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 feet in width, two and one-half feet in height, and one 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 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, nonreflective color approved by the Planning Director. Buildings or structures with nonmasonry exterior finishing shall be a natural, nonreflective color. Prefabricated 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 Chapter 8.08 WMC, Noise Regulation, 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 10-foot width of Type I landscaping, as defined in WMC 21.16.040, or requirements within the Tourist Overlay District, 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 Chapter 21.12 WMC, and meet or exceed the standards set forth in Chapter 8.08 WMC 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 Chapter 21.12 WMC 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 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 into 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 18 feet, or 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;
- (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 photosimulations 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; and
- (vi) Roof mounted antennas in the NB Zones shall not exceed more than ten percent (10%) of the TB and 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~~ circumference 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 into the building with architecturally compatible design as approved by the Planning Director, or otherwise conditioned by the adopted Design Guidelines.
- (ii) Ground-Mounted. See subsections (1)(b)(i) and (iv); subsections (1)(d) through (f) of this section.

(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 feet. The antenna array and mount, if any, shall extend no further from the center line of the pole than 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 80 percent of the tower is screened by existing buildings or trees. Also, the pole's surface and/or finish shall be a natural nonreflective color to blend into the surroundings. The height of the monopole shall be no greater than 120 feet. All monopole towers shall be screened through the use of existing trees and/or the planting of new evergreen trees of a minimum height of 20 feet tall and of a species approved by the Planning Director. There shall be a minimum of at least 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 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 subsections (1)(b)(i) and (iv) of this section.
 - (ii) Screening and Noise Standards. See subsection (1)(d) of this section.
 - (iii) Landscaping. See subsection (1)(e) of this section.
 - (d) Setbacks. See subsection (1)(f) of this section.
 - (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 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 subsections (1)(b)(i) and (iv) of this section.
 - (ii) Screening and Noise Standards. See subsection (1)(d) of this section.
 - (iii) Landscaping. See subsection (1)(e) of this section.
 - (c) Setbacks. See subsection (1)(f) of this section.
 - (d) Addition of Height. Electric transmission towers may be increased in height by up to 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 feet. The antenna array and mount, if any, shall extend no further from the center line of an existing monopole than 10 feet measured horizontally, or the distance of any existing antenna array, whichever is less.

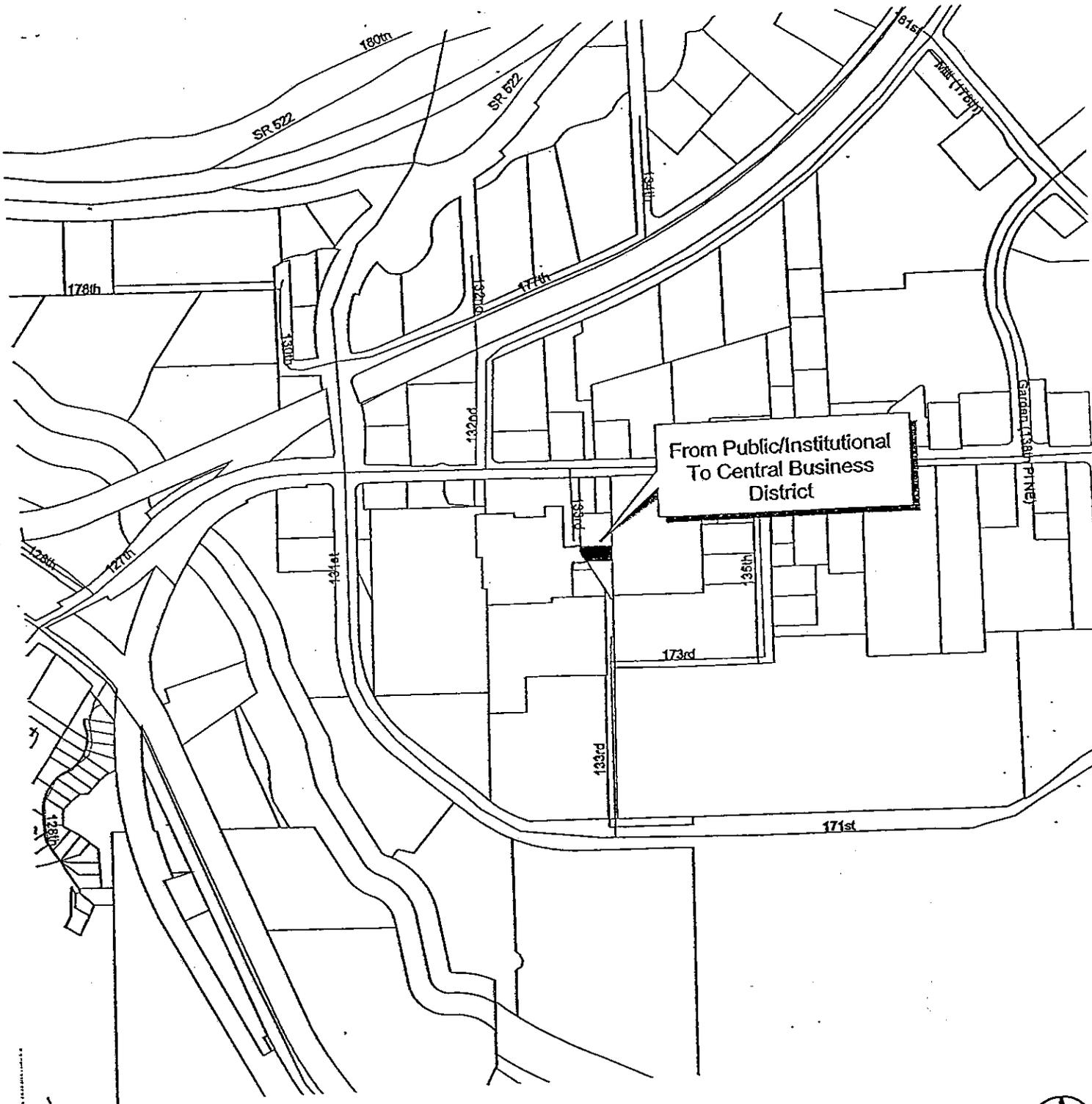
- (b) Support Structure. All monopole towers upon which co-location is permitted shall be screened through the planting of at least 10 evergreen trees of a minimum height of 20 feet tall and of a species approved by the Planning Director. Existing trees of equal or greater height within 30 feet of the 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 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, nonreflective color that blends into the natural and built surroundings where it is located.
 - (c) Equipment Enclosures.
 - (i) Appearance. See subsections (1)(b)(i) and (iv) of this section.
 - (ii) Screening and Noise Standards. See subsection (1)(d) of this section.
 - (iii) Landscaping. See subsection (1)(e) of this section.
 - (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 Chapter 21.12 WMC.
- (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 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 subsections (1)(b)(i) and (iv) of this section.
 - (ii) Screening and Noise Standards. See subsection (1)(d) of this section.
 - (iii) Landscaping. See subsection (1)(e) of this section.
 - (c) Setbacks. Enclosures shall comply with the setback requirements set forth in Chapter 21.12 WMC.
- (7) Playfield, Ballfield and Stadium Light Mounted Facilities (All Zones).
- (a) Antennas.
 - (i) Only one facility shall be permitted on any light pole.
 - (ii) On light poles less than or equal to 40 feet in height, only a single omni-directional antenna no greater than eight inches in diameter and six feet in length or two directional antennas with a combined frontal surface area of 720 square inches shall be permitted.
 - (iii) On light poles greater than 40 feet in height, an antenna or antenna array measuring no greater than six feet vertically and 16 inches in diameter or three 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 subsections (1)(b)(i) and (iv) of this section.
 - (ii) Screening and Noise Standards. See subsection (1)(d) of this section.
 - (iii) Landscaping. See subsection (1)(e) of this section.
 - (iv) Setbacks. See subsection (1)(f) of this section.

ATTACHMENT G
Zoning Map Amendments

City of Woodinville Proposed Zoning Map Amendment

"JOHNSON"



Johnson
Rezone from Public/Institutional
To Central Business District

Ordinance No. 347
Attachment G
Page 3 of 5

PARCEL C:

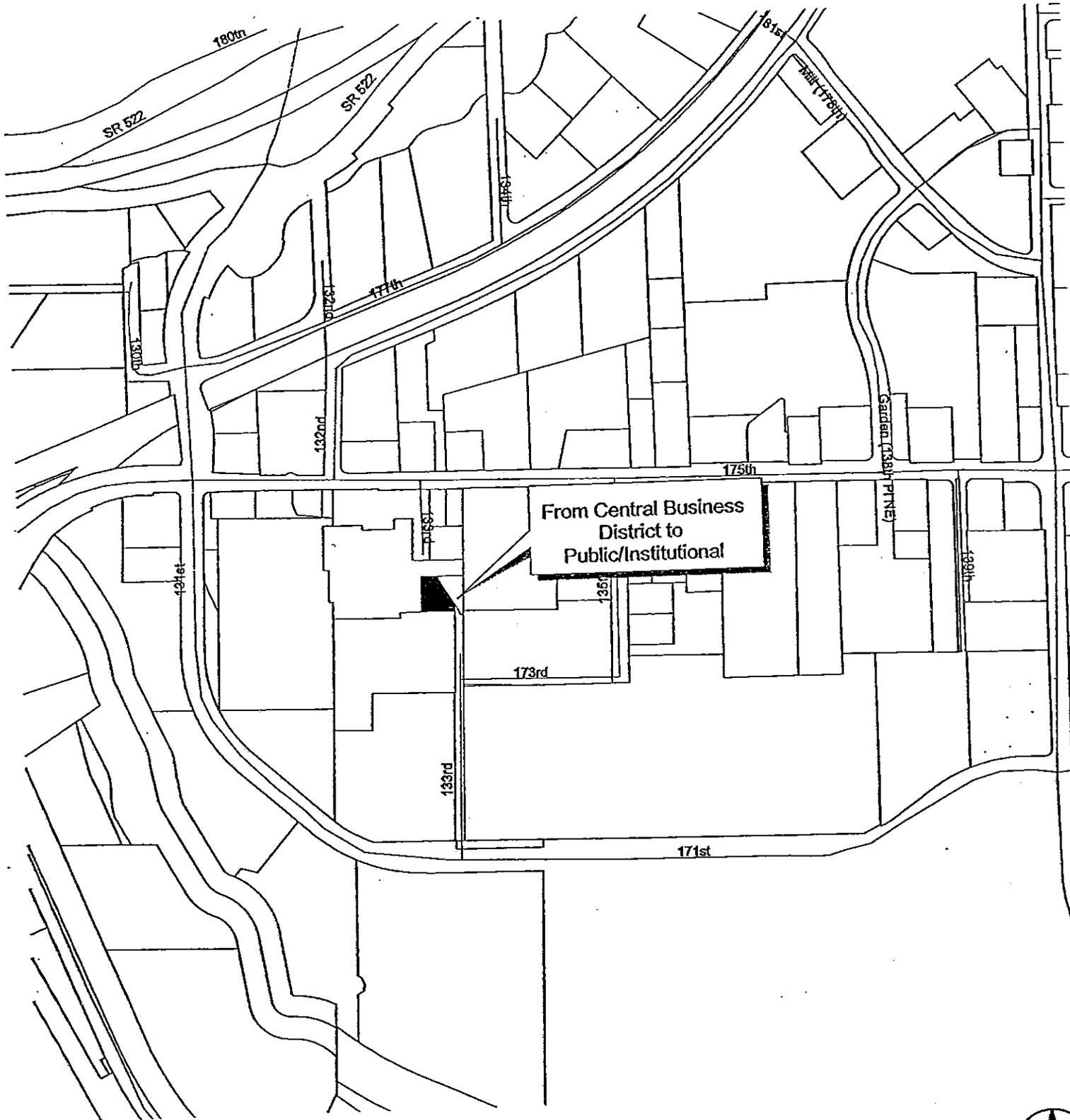
PARCEL C, CITY OF WOODINVILLE BOUNDARY LINE ADJUSTMENT NO. BLA99-0201 AS RECORDED UNDER RECORDING NO. 19991206900007, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED ARC:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL C; THENCE NORTH 88°59'33" WEST TO THE EASTERLY MARGIN OF 133RD AVENUE NORTHEAST AS CONVEYED BY DOCUMENT RECORDED UNDER RECORDING NO. 20010430003861 AND THE TRUE POINT OF BEGINNING OF THIS ARC DESCRIPTION, BEING ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 80°12'56" EAST 230.00 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 60.76 FEET THROUGH A CENTRAL ANGLE OF 15°08'10" TO THE TERMINUS OF THIS ARC DESCRIPTION.

City of Woodinville Proposed Zoning Map Amendment

"CIVIC CAMPUS"



"CIVIC CAMPUS"
Rezone from Central Business District
To Public/Institutional

Parcel 102605-9070 CITY OF WOODINVILLE

Parcel Data

| | | | |
|--------------|------------------------------------|--------------------|-------------|
| Parcel Name | 102605-9070 CITY OF WOODINVILLE | Present Use | Code 309 |
| Site Address | | Zoning | CBD |
| Geo Area | 90-20 | Jurisdiction | WOODINVILLE |
| Block | | Property Type Code | C |
| | | Lot | |

Legal Description POR OF NW 1/4 OF SW 1/4 10-26-05 BEG AT MOST ELY COR OF PCL C WOODINVILLE BLA #99-0201 REC #19991206-900007 TH S ALG E LN TH OF 57.50 FT TH N 88-59-33W 150.1 FT TH S 1-34-02 W 30 FT TO TPOB TH CONT S 1-34-02 W 100 FT TH 59-33 E 120 FT TH N 1-34-05 E 26.68 TAP OF CRV CTR BEARS S 60-00-32 W 270 FT TH NWLY ALG SD CRV C/A 01-13-22 ARC DIST 5.76 FT 31-12-50 W 80.7 FT TH N 88-59-33 W 73.15 FT TO TPOB

PARCEL B:

PARCEL B, CITY OF WOODINVILLE BOUNDARY LINE ADJUSTMENT NO. BLA99-0201 AS RECORDED UNDER RECORDING NO. 19991206900007, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THAT PORTION OF PARCEL C OF SAID BOUNDARY LINE ADJUSTMENT LYING WEST-ERLY OF THE FOLLOWING DESCRIBED ARC:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID PARCEL C; THENCE NORTH 88°59'33" WEST TO THE EASTERLY MARGIN OF 133RD AVENUE NORTHEAST AS CONVEYED BY DOCUMENT RECORDED UNDER RECORDING NO. 20010430003861 AND THE TRUE POINT OF BEGINNING OF THIS ARC DESCRIPTION, BEING ON A CURVE TO THE LEFT, THE CENTER OF WHICH BEARS NORTH 80°12'56" EAST 230.00 FEET; THENCE ALONG SAID CURVE AN ARC LENGTH OF 60.76 FEET THROUGH A CENTRAL ANGLE OF 15°08'10" TO THE TERMINUS OF THIS ARC DESCRIPTION.