

ORDINANCE NO. 379

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, AMENDING SECTION 3.4.1, LAND USE DESIGNATIONS AND LOCATION CRITERIA AND FIGURE 3-2 FUTURE LAND USE MAP FOR THE CITY OF WOODINVILLE OF CHAPTER 3, LAND USE; AND SECTION 10.3.1, CAPITAL FACILITIES PLAN OF CHAPTER 10 CAPITAL AND PUBLIC FACILITIES OF THE CITY OF WOODINVILLE COMPREHENSIVE PLAN; AND ADDING CHAPTER 15.21, FLOOD HAZARD AREA REGULATIONS TO THE BUILDINGS AND CONSTRUCTION CODE; AND AMENDING CHAPTERS 17.17 OF THE CLOSED RECORD DECISIONS AND APPEALS CHAPTER OF THE CITY OF WOODINVILLE LAND DEVELOPMENT CODE; AND AMENDING CHAPTERS 20.06 SUBDIVISION AND SHORT SUBDIVISION REGULATIONS OF THE CITY OF WOODINVILLE SUBDIVISION CODE; AND AMENDING CHAPTERS 21.04 ZONES, MAPS AND DESIGNATIONS; CHAPTER 21.06 TECHNICAL TERMS AND LAND USE DEFINITIONS; CHAPTER 21.08 PERMITTED USES; CHAPTER 21.12 DEVELOPMENT STANDARDS – DENSITY AND DIMENSIONS; CHAPTER 21.24 CRITICAL AREAS; CHAPTER 21.32 GENERAL PROVISIONS – NONCONFORMANCE, TEMPORARY USES, AND RE-USE OF FACILITIES OF THE CITY OF WOODINVILLE ZONING CODE AND MAP; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE; OF THE WOODINVILLE MUNICIPAL CODE.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of Woodinville is required to develop and adopt a Comprehensive Plan, which plan is required to include various elements for land use, housing, transportation, capital facilities and utilities, and which may include other elements;

WHEREAS, the GMA also requires the City of Woodinville to adopt development regulations implementing its comprehensive plan;

WHEREAS, RCW 36.70A.130(4) requires that the City of Woodinville, a “fully planning” city within King County shall update its comprehensive plan and development regulations, as necessary, to reflect local needs, new data, and current laws;

WHEREAS, updates can be done on a continuing basis, but must be done in a deliberate manner every seven years according to a schedule established by RCW 36.70A.130(4);

WHEREAS, the deliberate GMA Update process includes four basic steps: (1) establishment of a public participation program that identifies procedures and schedules for the review, evaluation, and possible revision process; (2) review of relevant plans and regulations; (3) analysis of need for revisions; and (4) adoption of an appropriate resolution and/or amendments;

WHEREAS, RCW 36.70A.130(1) requires counties and cities to “take legislative action” to determine whether or not to revise a plan or regulation;

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 Ordinance No. 379 and Attachments A through F and finds that these amendments meet the required criteria in Ordinance No. 172, and WMC 21.46.030;

WHEREAS, a public hearing was held by the City of Woodinville Planning Commission on September 1, 2004 and September 15, 2004;

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

WHEREAS, the amount of vacant and redevelopable land in the Tourist Business Zone is limited and should be treated as a valuable resource;

WHEREAS, there should be no net loss of land for tourist business opportunities to residential use in the Tourist Business Zone;

WHEREAS, approval of Ordinance No. 379 does not approve any proposed mixed-use development in the Tourist Business Zone;

WHEREAS, the Comprehensive Plan and Tourist District Master Plan identifies key land use features important to the Woodinville community including mixed-use development, pedestrian friendly development, underground/structured parking, and non-motorized linkages;

WHEREAS, a development agreement is recognized as an important tool to guarantee development will bring about key land use features beyond what land use regulations can;

WHEREAS, as a result of the seven-year update completed on December 2, 2002, and subsequent amendments including Ordinance No. 375 updating City critical areas regulations using best available science, the City has reviewed and updated as necessary the City's GMA Comprehensive Plan to reflect local needs, new data, and current laws.

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

**Section 1. Findings.** The City Council hereby adopts the following findings in support of this ordinance, together with the recitals expressed herein.

**FACTS & FINDINGS:**

1. The proposed 2004 Annual Docket Applications are organized into four broad categories: Comprehensive Plan Amendments; Future Land Use Map Amendments; Development Code Text Amendments including, Subdivision Code Amendments, Zoning Code Amendments; and Zoning Map Amendments.
2. The Comprehensive Plan amendments are consistent with the required decision criteria found in WMC 21.01.170. Analysis of the proposed amendments and decision criteria is contained within the staff reports prepared for the public hearing for each particular amendment, and are herein incorporated by reference.
3. The amendments to the text of the Zoning Code are consistent with the requirements of WMC 21.46.030. Analysis of the proposed amendments and decision criteria is contained within the staff reports prepared for the public hearing for each particular amendment, and are herein incorporated by reference.
4. The Zoning Map amendments are consistent with the required decision criteria contained in WMC 21.44.070. Analysis of the proposed Zoning Map amendment decision criteria is contained within the staff reports prepared for the public hearing for each particular amendment, and are herein incorporated by reference.

5. The Planning Commission reviewed the 2004 Annual Docket at its meetings held on May 5 & 19, June 2 & 16, July 7, 14 & 21, August 4 & 18, and September 1, 15 & 22. The staff reports for the 2004 Annual Docket for each of those meetings, together with the associated exhibits, attachments and meeting minutes are herein incorporated by reference.
6. To encourage public involvement, the City published notice and held two public open house meetings on June 2, 2004 and August 18, 2004 to receive public comment on the docket.
7. At its August 4, 2004 public meeting, the Planning Commission set the following dates for public hearings for 2004 Annual Docket items: September 1 – Draughn property; September 15 – Northshore School District property, MJR Development text amendments, Housekeeping amendments; and September 22 – Critical Areas Ordinance.
8. The City SEPA Official reviewed the 2004 Annual Docket amendments for environmental impacts under SEPA (RCW 43.21C), and issued SEPA determinations on Docket items as follows: City initiated amendments published on August 9; appeal period ended September 20 – no appeals received. SEPA determinations for the Draughn, MJR and Northshore School District property amendments published on August 9; appeal period ended August 23 – no appeals received.
9. Pursuant to the City of Woodinville Municipal Code (WMC) Title 17, the Planning Commission is required to hold a public hearing on the amendments, and make a recommendation to the City Council. The Planning Commission held the following public hearings for the proposed 2004 Annual Docket: September 1, 2004 – Draughn Property Comprehensive Plan Map Amendment and Concurrent Rezone; September 15, 2004 – MJR Tourist Business Zone Comprehensive Plan and land use regulations text amendments; Northshore School District/Lakewood Construction Comprehensive Plan Map and Concurrent Rezone; 2004 Annual Docket Housekeeping Amendments; and September 22, 2004 – Critical Areas Regulations update.
10. The City Council and city staff have found that, historically, the City's ability to effectively enforce the completion of requested subdivision improvements has been compromised by the City's existing performance security framework. The City Council specifically finds that a new and more stringent regulatory approach is necessary for the purpose of ensuring timely completion of these improvements.
11. The Planning Commission deliberated and produced recommendations on the 2004 Annual Docket during the October 6 & 20, 2004, and November 3 & 17, 2004 Planning Commission meetings.

**Section 2. Amendment to section 3.4.1, Land Use Designations and Location Criteria of chapter 3 of the Comprehensive Plan.** The City of Woodinville Comprehensive Plan is hereby amended to read as set forth in Attachment A2, which is attached hereto and

incorporated herein by this reference as if set forth below. Deleted text is shown by ~~strikethrough~~.

### **3.4.1 Land Use Designations and Location Criteria** Tourist Business

This designation provides convenient daily retail and personal services for a limited service area with the intent of encouraging tourism-related uses. This designation excludes ~~residential and~~ most regional facility uses.

**Section 3. Amendment to Section 10.3.1, Capital Facilities Plan, of Chapter 10, Capital and Public Facilities of the Comprehensive Plan.** Section 10.3.1, Capital Facilities Plan of the Comprehensive Plan is hereby amended. The City of Woodinville Comprehensive Plan is hereby amended to read as set forth in Attachment A1, which is attached hereto and incorporated herein by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

**Section 4. Amendments to the Comprehensive Plan Future Land Use Map Adopted.** The Comprehensive Plan Future Land Use Map is hereby amended to read as set forth in Attachment B, which is attached hereto and incorporated herein by this reference as if set forth in full.

**Section 5. Amendment to Chapter 17.17 of the Closed Record Decisions and Appeals Chapter of the Land Development Code.** WMC 17.17.040 and WMC 17.17.060 of the City of Woodinville Municipal Code (WMC) is hereby amended to read as set forth below. New text is shown by underline, deleted text is shown by ~~strikethrough~~.

#### **17.17.040 Closed record decisions and appeals**

- (1) Type II, III, or IV Project Decisions or Recommendations. Appeals of the hearing body's decision or recommendation on a Type II, III or IV project permit application shall be governed by the following:
  - (a) Standing. Only parties of record have standing to appeal the hearing body's decision.
  - (b) Time to File. An appeal of the hearing body's decision must be filed within 14 calendar days following issuance of the hearing body's written decision. Appeals and the appeal fee ~~may~~ shall be delivered to the Planning Director by mail or personal delivery before 5:00 p.m. on the last business day of the appeal period.
  - (c) Computation of Time. For the purposes of computing the time for filing an appeal, the day the hearing body's decision is rendered shall not be included. The last day of the appeal period shall be included unless it is a Saturday, Sunday, a day designated by RCW 1.16.050 or by the City's ordinances as a legal holiday, then it also is excluded and the filing must be completed on the next business day.
  - (d) Content of Appeal. Appeals shall be in writing, be accompanied by an appeal fee, and contain the following information:
    - (i) Appellant's name, address and phone number;
    - (ii) Appellant's statement describing his or her standing to appeal;
    - (iii) Identification of the application which is the subject of the appeal;

- (iv) Appellant's statement of grounds for appeal and the facts upon which the appeal is based;
  - (v) The relief sought, including the specific nature and extent;
  - (vi) A statement that the appellant has read the appeal and believes the contents to be true, followed by the appellant's signature.
- (e) Effect. The timely filing of an appeal shall stay the effective date of the hearing body's decision until such time as the appeal is adjudicated by the Council or withdrawn.
- (f) Notice of Appeal. The Director shall provide public notice of the appeal as provided in WMC 17.11.030(2)(b)(i) and 17.11.030(2)(b)(iii).
- (g) The Planning Director may, in his or her sole discretion, waive the appeal period for Type II development applications when a request for waiver is made by the applicant and property owner and then only when the applicant and property owner are the only parties of record with standing. Request for waiver must be made in writing and must state the reason for the requested waiver.

#### **17.17.060 Judicial appeals.**

- (1) The City's final decision on an application may be appealed by a part of record with standing to file a land use petition in King County Court. Such petition must be filed within 21 days of issuance of the decision, as provided in Chapter 36.70C RCW.
- (2) The Planning Director may, in his or her sole discretion, waive the appeal period for Type I development applications when a request for waiver is made by the applicant and property owner and then only when the applicant and property owner are the only parties of record with standing. Request for waiver must be made in writing and must state the reason for the requested waiver. In the event that the Planning Director agrees to said requested waiver, the applicant shall be required to execute a release agreement in a form approved by the City Attorney.

**Section 6. Amendment to Chapter 20.06 Subdivision and Short Subdivision Regulations to add a section regulating length and number of dwelling units served by a single access subdivision street.** A new subsection, designated WMC 20.06.130(4) is hereby added to the Subdivision and Short Subdivision Regulations Chapter of the City of the Woodinville Subdivision Code to read as set forth below. New text is shown by underline.

#### **20.06.130 Street standards.**

- (1) All street improvements, grades and design shall comply with standard regulations and specifications as set forth in Chapter 12.09 WMC.
- (2) When required by the City to mitigate anticipated impacts of a new subdivision or short plat, the developer shall incorporate features into the layout of the street circulation system to minimize cut-through traffic of the proposed development and/or surrounding neighborhoods.
- (3) This section does not apply to trails or pedestrian walkways not located in the public right-of-way.
- (4) Proposed single access subdivision streets ending in cul-de-sacs, hammer-heads or loop roads, shall not exceed 990 lineal feet in length from the access point of the new subdivision and serve more than 75 proposed dwelling units unless a connection can be established to a second access right-of-way.

**Section 7. Amendment to Chapter 20.06 Subdivision and Short Subdivision Regulations to amend sections to ensure timely completion of subdivision infrastructure improvements.** WMC 20.06.200, 20.06.210, and 20.06.220 to the Subdivision and Short

Subdivision Regulations Chapter of the City of the Woodinville Subdivision Code are amended to read as set forth below. New text is shown by underline deleted text is shown by ~~strikethrough~~.

**20.06.200 Improvements – Completion ~~or~~ and Guarantee.**

The applicant shall ~~either~~ complete the required improvements ~~before the final plat or short subdivision is approved or the applicant~~ and shall financially guarantee installation ~~of the improvements thereof~~ as set forth in WMC 20.06.210 Improvements – Security for Performance and Warranty, ~~and WMC 20.06.220 Improvements – Construction.~~

**20.06.210 Improvements – Security for performance and warranty.**

(1) ~~In lieu of the completion of the~~ Prior to actual construction of required improvements and prior to approval of a final plat or short plat, the subdivider ~~may~~ shall provide ~~file a performance bond or other suitable security~~ a cash deposit or an assignment of funds in a form approved by the City Attorney and in an amount to be determined by the ~~Director of Public Works~~ City Engineer sufficient to guarantee actual construction and installation of such improvements within three years of final plat or short plat approval. The assignment of funds shall be held in a separate account by the applicant's financial institution and shall only be released to the applicant upon written approval by the City Permits Center Director/Building Official. A schedule for the release of funds shall be approved by the City Permits Center Director/Building Official prior to authorization to proceed with construction. In such case where the applicant fails to complete the infrastructure work by the deadline provided herein, the City Permits Center Director/Building Official shall have the option of attaching the assignment of funds to ameliorate any outstanding environmental concerns at the project site and/or to complete the project. The amount of the security for completion shall not be less than 125 percent of the ~~Director of Public Work's~~ City Engineer's estimate of the cost of such improvements, but the ~~Director of public Service~~ City Engineer may set a higher percentage based upon the complexity of the project. In addition, before acceptance by the City of the improvements, the subdivider shall file a warranty bond or other suitable security in a form approved by the City Attorney and in an amount to be determined by the ~~Director of Public Works~~ City Engineer guaranteeing the repair or replacement of any improvement or any landscaping which proves defective or fails to survive within a minimum ~~one~~ two year time period after final acceptance of the improvements or landscaping by the City. The City shall withhold acceptance of the improvements until any required security for completion and the required security for maintenance are filed.

(2) The City Permits Center Director/Building Official may enforce the assignment of funds ~~bonds~~ or other security required by this section according to their terms, pursuant to any and all legal and equitable remedies. In addition, any ~~bond~~ assignment of funds or other security filed pursuant to this section shall be subject to enforcement in the following manner:

(a) In the event the improvements are not completed as required, or warranty is not performed satisfactorily, the ~~Director of Public Works~~ Permits Center

Director/Building Official shall notify the property owner and the guarantor in writing which shall set forth the specific defects which must be remedied or repaired and shall state a specific time by which such shall be completed.

(b) In the event repairs or warranty are not completed as specified in the notice referred to in subsection (2)(a) or this section by the specified time, the City Permits Center Director/Building Official may proceed to repair the defect or perform the warranty by either force account, using City forces, or by private contractor. Upon completion of the repairs or maintenance, the cost thereof, plus interest at 12 percent per annum, shall be due and owing to the City from the owner and guarantor as a joint and several obligation. In the event the City is required to bring suit to enforce maintenance, the subdivider and guarantor shall be responsible for any costs and attorneys' fees incurred by the City as a result of the action.

In the event that the security is in the form of an assignment of funds or cash deposit with the City Permits Center Director/Building Official, the City Permits Center Director/Building Official may deduct all costs set forth in this section from the assignment of funds or cash on deposit and the subdivider shall be required to replenish the same for the duration of the guaranty period.

#### **20.06.220 Improvements – Construction.**

Construction of subdivision improvements prior to final plat or short plat approval or subsequent to final plat approval as a condition to meeting ~~bond~~ financial requirements shall proceed as follows:

(1) Complete construction drawings, specifications and related material shall be submitted to the City Permits Center Director/Building Official for approval prior to the commencement of construction. The submitted drawings and specifications shall be designed and certified by a registered civil engineer. Construction drawings shall be in conformance with the conditions, if any, of preliminary plat or short plat approval and applicable City standard.

(2) Construction of improvements shall not be initiated without authorization of the ~~Director of Public Works~~ City Engineer. The ~~Director of Public Works~~ City Engineer shall authorize the subdivider to proceed with construction after approval of the construction drawings and specifications by the appropriate City department. The ~~Director of Public Works~~ City Engineer may grant approval on condition additions or changes are made in the drawings or specifications, or on the inclusion or implementation of mitigating measures necessary to minimize the impacts of the construction on the environment. Conditions required to minimize environmental impacts shall conform with the requirements of WMC regarding environmental impact procedures.

(3) Any changes to the construction drawings or specifications involving design of the improvements shall first be reviewed and approved by the ~~Director of Public Works~~ City Engineer and the appropriate City department.

(4) City Tree Official-approved tree protection measures shall be installed and inspected prior to beginning any construction activities. Damage to any preserved tree shall result in replacement pursuant to WMC 21.16.130 and 21.16.170 of the damaged tree to equal the number of tree credits lost as a result of the damage. After construction activities are completed, the applicant shall provide an inspection report prepared by a certified arborist of the condition of the preserved trees.

(5) Construction of the improvements shall proceed as shown in the construction drawings and specifications. Construction inspection shall proceed under the supervision of a registered civil engineer. The ~~Director of Public Works~~ City Engineer or his designee shall inspect construction progress on a regular basis to review compliance with construction plans and required standard.

(6) After the completion of construction in accordance with the approved plans and specifications, as-built drawings showing the improvements as constructed shall be certified as true and complete by a registered civil engineer. The certified as-built drawings on reproducible mylar shall be submitted to the City Permits Center Director/Building Official. When a final plat is involved, the certified as-built drawings are required to be submitted prior to the acceptance of the subdivision improvements by the City Council.

**Section 8. Amendment to Section 21.04 Zones, Maps and Designations to amend the purpose of the Tourist Business zone by adding residential uses to that zone.** WMC

21.04.090(1)(a) through (c) of 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 ~~strike through~~.

**WMC 21.040.090 Tourist Business**

(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 surrounding residential area;
- (b) Allowing for a mix of retail, service and residential uses; and
- (c) Excluding ~~residential~~, industrial and community/regional business-scaled uses.

**Section 9. Amendment to Chapter 21.06 Technical Terms and Land Use Definitions to add definitions for Basement, Development, and Manufactured Home as part of the National Flood Insurance Program (NFIP) Update.** New sections, designated WMC 21.06.046, 21.06.156, and 21.06.376 are 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.

**21.06.043 Basement.** Any area of a building having its floor subgrade (below ground level) on all sides. That portion of a building that is partly or entirely below grade and intended as building square footage and used for habitation, storage, or parking.

**21.06.156 Development.** Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

**21.06.376 Manufactured home.** A single family dwelling built according to the Department of Housing and Urban Development Manufactured Home Construction and

Safety Standards Act, which is a national, preemptive building code. A manufactured home also includes plumbing, heating, air conditioning, and electrical systems; is built on a permanent chassis, and can be transported in one or more sections with each section at least eight feet wide and forty feet long when transported; or when installed on the site is three hundred twenty square feet or greater. The term “manufactured home” does not include a “recreational vehicle”.

**Section 10. Amendment to Chapter 21.06 Technical Terms and Land Use Definitions to amend the Mobile Home definition as part of the NFIP update.** WMC 21.06.388 of the Technical Terms and Land Use Definitions Chapter of the City of Woodinville Zoning Code is hereby amended to read as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

**21.06.388 Mobile home.** Mobile home: Is a factory-built dwelling built prior to June 15, 1976, to standards other than the Department of Housing and Urban Development code, and acceptable under applicable state codes in effect at the time of construction or introduction of the home into the state. Mobile homes have not been built since the introduction of the HUD Manufactured Home Construction and Safety Standards Act. For the purposes of this chapter references to manufactured homes include mobile homes. ~~a structure transportable in one or more sections; that in traveling mode is eight (8) body feet or more in width or thirty two (32) body feet or more in length; or when erected on site, is 320 square feet or more in area; built on a permanent chassis; designed to be used as a dwelling unit, with or without permanent foundation, when connected to the required utilities; which contains plumbing, heating, air conditioning and electrical systems; and shall include any structure that meets all the requirements of this section, or of WAC 296-150B, except the size requirements for which the manufacturer voluntarily complies with standards and files the certification required with the Department of Housing and Urban Development (“HUD”).~~

**Section 11. Amendment to Chapter 21.06 Technical Terms and Land Use Definitions to add a new definition called “Clustered Development” for purposes of interpretation.** A new section, designated WMC 21.06.108 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.

**21.06.108 Clustered Development.** Clustered development is a method of locating residences close to each other on small lots. The purpose of clustering residences is to preserve tracts of open space including critical areas and to limit the location, cost and coverage of land by roads and utilities.

**Section 12. Amendments to Chapter 21.06 Technical Terms and Land Use Definitions to amend WMC 21.06.410 Nonconformance definition to include critical areas and critical area buffers.** WMC 21.06.410 of the Technical Terms and Land Use Definitions Chapter of the City of Woodinville Zoning Code is hereby amended to read as set forth below. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

**21.06.410 Nonconformance.** Nonconformance: any use, improvement or structure established in conformance with City of Woodinville or County rules and regulations in effect at the time of establishment that no longer conforms to the range of uses,

improvements, critical area and critical area buffer requirements permitted in the site's current zone or to the current development standards, of the code due to changes in the code or its application to the subject property.

**Section 13. Amendments to Chapter 21.06 Technical Terms and Land Use Definitions to amend various definitions to further refine the land use definitions and to ensure accuracy in transition from Standard Industrial Classifications (SIC) and National Industrial Classification System (NAICS).** WMC 21.06.060, 21.06.070, 21.06.263, 21.06.273, 21.06.278, 21.06.279, 21.06.310, 21.06.328, 21.06.450, 21.06.455, 21.06.618 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~~.

**21.06.060 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 NAICS Industry Nos.:

- (1) 451211-Book Stores,
- (2) 45321-Stationery Stores,
- (3) 453998 ~~44613~~ -Limited to Art Supply and Architectural Supplies ~~and Artists' Supply and Materials Stores,~~
- (4) 53223-Video tape rental,
- (5) 45122 - Record and prerecorded tape stores, and
- (6) 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 NAICS Major Group No. 444 -Building Materials, Hardware, Garden Supply, ~~excluding Mobile Home Dealers.~~

**21.06.263 Florist shop.** Florist shop: an establishment engaged in the retail sale of flowers and plants, including uses located in NAICS Industry Nos.:

- (1) 45311-Florists, and
- (2) 453998-Limited to Artificial Flowers retail.

**21.06.273 Forest research.** 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 NAICS Industry Nos:

- (1) 54171- Physical and Biological Research;
- (2) 54171-Noncommercial Research Organizations; and
- (3) 54171 ~~54194~~-Testing Laboratories.

**21.06.278 Furniture and home furnishings store.** Furniture and Home furnishings store: an establishment engaged in the retail sale of household furniture and furnishings for the home, including uses located in NAICS Major Group and Industry Nos.:

- (1) ~~44234~~ Home Furniture, and Home Furnishings, ~~and Equipment Stores,~~ except Industry Group No. 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 443112 &and 453998 respectively.

**21.06.280 General business service.** General business service: an establishment engaged in providing services to businesses or individuals, with no outdoor storage or fabrication, including uses located in NAICS Major Group Nos.:

- (1) 522-Depository and Nondepository Institutions,
- (2) 523-Security and Commodity Brokers, Dealers, Exchanges, and Services,
- (3) 5241-Insurance Carriers,
- (4) 531-Real Estate, ~~except 653 (Real Estate Agents and Planning Directors)~~,
- (5) 551-Holding and Other Investment Offices,
- (6) 541, 561, 323, ~~531, 532, 811, 812~~-Business Services, except Industry Group and Industry No. 54185 Outdoor Advertising Services, and
- 7) 813, ~~921~~-Membership Organizations, including administrative offices of organized religions found in 81311, but excluding churches and places of worship.

**21.06.310 Hobby, toy, and game shop.** Hobby, toy, and game shop: an establishment engaged in the retail sale of toys, games, hobby and craft kits, including uses located in NAICS Industry Nos.:

- (1) 45112-Hobby, Toy and Game Shops, and
- (2) 453998- ~~All other Miscellaneous Store Retailers (except Tobacco Stores)~~Limited to Collectors items (e.g. Autograph, Coin, Card and Stamp) Shops.

**21.06.328 Individual transportation and taxi.** Individual transportation and taxi: an establishment engaged in furnishing individual or small group transportation by motor vehicle, including uses located in NAICS Industry Group and Industry Nos.:

- (1) 48531-Taxicabs, and
- (2) 48532, ~~48541~~, 485991, 485999, 48711, 62191-Local Passenger Transportation, not elsewhere classified.

**21.06.450 Personal medical supply store.** Personal medical supply store: an establishment engaged in the retail sale of eyeglasses, contact lenses, hearing aids, and artificial limbs, including uses located in NAICS Industry Nos.:

- (1) ~~339115 & 44613~~-Optical Goods Stores, and
- (2) 44619-Hearing Aids and Orthopedic and Artificial Limb Stores.

**21.06.455 Photographic and electronic shop.** 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 NAICS Industry No.:

- (1) 44313 - Camera and Photographic Supply Stores,
- (2) 453998 - Limited to Binoculars and Telescopes,
- (3) 443112 - Radio, Television, and Consumer Electronics Stores, and
- (4) 44312 - Computer and Computer Software Stores.

**21.06.618 Sporting goods store.** Sporting goods store: an establishment engaged in the retail sale of sporting goods and equipment, including uses located in NAICS Industry Nos.:

- (1) 451110-Sporting Goods Stores and Bicycle Shops, and
- (2) 453998-~~Limited to Tent Shops and Trophy Shops.~~

**Section 14. Amendments to Chapter 21.08 Permitted Uses to amend the NAICS# and Specific Land Use Columns and related development condition language to ensure accuracy of North American Industrial Classification System cross references with specified land uses.** Sections WMC 21.08.030A, 21.08.030B, 21.08.040A, 21.08.050A, 21.08.060A, 21.08.070A, 21.08.070B, 21.08.060B, 21.08.080A, 21.08.090A, and 21.08.100A of the Permitted Uses 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 herein by this reference as if set forth in full. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

**Section 15. Amendments to Section 21.12 Development Standards – Density and Dimensions to amend permitted densities in the Tourist Business Zone.** Section WMC 21.12.040A of the Development Standards – Density and Dimensions Chapter of the City of Woodinville Zoning Code is hereby amended to read as set forth in Attachment E. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

**Section 16. Amendments to Title 15, adding Chapter 15.21 Flood Hazard Area Regulations to add new Sections WMC 15.21.100, 15.21.110, and 15.21.120 as part of the NFIP update.** WMC 15.21.100, 15.21.110, and 15.21.120 are added to the Flood Hazard Area Regulations Chapter of the Building Code as part of the NFIP update to Flood Regulations. New text is shown by underline.

#### **Chapter 15.21 Flood Hazard Regulations**

##### **Sections**

|                         |  |
|-------------------------|--|
| <b><u>15.21.100</u></b> | <b><u>City Permits Center Director/Building Official to Administer</u></b> |
| <b><u>15.21.110</u></b> | <b><u>Development Permit Required</u></b>                                  |
| <b><u>15.21.120</u></b> | <b><u>Duties of the Permits Center Director/Building Official</u></b>      |
| <b><u>15.21.130</u></b> | <b><u>Flood Variance Procedure</u></b>                                     |
| <b><u>15.21.140</u></b> | <b><u>Conditions for Flood Variance</u></b>                                |

**15.21.100** **City Permits Center Director/Building Official to Administer.** The City Permits Center Director/Building Official shall administer and implement the provisions of this chapter and shall have the authority to grant or deny flood improvement permits in accordance with its provisions.

**15.21.110** **Development Permit Required**

- (1) Prohibition. No land within the areas of special flood hazard shall hereafter be subdivided, short platted, or have its lots lines adjusted; nor be improved, filled, graded or cleared; nor shall any structure, including a manufactured home, be constructed, reconstructed, substantially

improved, relocated, erected, nor shall any other development, as defined above, be commenced upon such land, unless the person responsible therefore shall first obtain a development permit for such action, to be known as a flood improvement permit, treated as a Type I permit pursuant to WMC 17.07.030.

(2) Permit Application. Application for a flood improvement permit (Type I permit pursuant to WMC 17.07.030) shall be made on forms as prescribed by the City Permits Center Director/Building Official, and may include but not be limited to plans in duplicate drawn to scale, showing the nature, location, dimensions and elevations of the area for which application is made, and existing or proposed structures, fill, storage of materials, drainage facilities, and their locations. The following information and documents shall be required:

- a. The name and address of the applicant;
- b. The name and address of the legal owner;
- c. The legal description of the property;
- d. The nature of the proposed action;
- e. A statement as to the proposed use of any structure;
- f. A statement as to whether the proposed action is temporary or permanent;
- g. The elevation in relation to mean sea level of the lowest floor (including basement) of all structures;
- h. The elevation in relation to mean sea level to which any structure has been floodproofed;
- i. The certification of a registered professional engineer or architect that he floodproofing methods for any nonresidential structure meet the floodproofing criteria of the city;
- j. A description of the extent to which a watercourse will be altered or relocated as a result of the proposed development; and
- k. A topographic survey, prepared by a licensed surveyor or engineer, with sufficient scale and contour interval to adequately assess variation in the ground surface; provided, this requirement shall be waived if the proposed development does not include either excavation or fill, or if the development proposal is for an addition to, or elevation or remodel of, an existing residence containing not more than an additional 300 square feet.

(3) Permits May Be Conditioned or Denied. All proposals shall be reviewed for, and may be denied or conditioned upon their effect upon their compliance with these requirements, including but not limited to their effect upon storage and conveyance of flood waters.

(4) Permit Fees. The fees for processing flood improvement permit applications shall be as established by resolution of Council.

**15.21.120** **Duties of the City Permits Center Director/Building Official.** Duties of the City Permits Center Director/Building Official shall include but not be limited to the following:

(1) Permit Review. The City Permits Center Director/Building Official shall review all applications for flood improvement permits for compliance with these requirements, determine that all necessary permits have been

obtained from those federal, state, or local governmental agencies from which prior approval is required, determine if the proposed action will occur in the floodway, and if so, determine that all special provisions relating to actions in the floodway have been met; provided it shall be the responsibility of the applicant to identify all federal, state, or local agencies whose prior approval is required, and all risk of loss or damage for the failure to do so shall be borne solely by the applicant.

- (2) Use of Other Base Flood Data. When base flood elevation data has not been provided, the City Permits Center Director/Building Official shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source in order to administer the provisions of WMC 21.24.210, .240, and .250 (Development Standards and Permitted Alterations).
- (3) Maintenance of Information. The City Permits Center Director/Building Official shall obtain, record, and maintain for public inspection the following information:

  - a. The actual (as-built) elevation in relation to sea level of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement; and
  - b. For all new or substantially improved floodproofed structures, verify and record the actual elevation in relation to mean sea level, and maintain the floodproofing certifications required by this chapter.
  - c. Interpretation of FIRM Boundaries. The City Permits Center Director/Building Official shall make interpretations where needed as to the exact location of the boundaries of the areas of special flood hazards, for example, where there appears to be a conflict between a mapped area and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation. Such appeals shall be granted when consistent with the standards of Section 60.6 of the Rules and Regulations of the National Flood Insurance Program (44 CFR 576) as the same now exist or may hereafter be amended.
- (4) Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the City Permits Center Director/Building Official or the designee has reasonable cause to believe that there exists in any building or upon any lands a condition of violation of these regulations, the City Permits Center Director/Building Official or the designee may enter such building or lands at all reasonable times to inspect the same or to perform any duty imposed on the City Permits Center Director/Building Official by this section, provided, that if such building or lands be occupied, the official shall first provide identification and request entry; and if such buildings or lands be unoccupied, the official shall first make a reasonable effort to locate the owner or person having control of the building or lands and request entry. If such entry is refused or if the City is unable to locate the owner or occupant, the City Permits Center Director/Building Official (or designee) shall have recourse to every remedy provided by law to secure entry.

**Section 17. Amendments to Chapter 21.24 Critical Areas to amend Section WMC 21.24.220 and WMC 21.24.230 as part of the NFIP update.** WMC 21.24.220 and 21.24.230 of the Critical Areas Chapter of the Zoning Code is amended as set forth below as part of the NFIP update to Flood Regulations. New text is shown by underline; deleted text is shown by ~~strikethrough~~.

**21.24.220 Flood Insurance Study adopted.** The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "Flood Insurance Study for King County" dated ~~November 8, 1999, May 20, 1996~~ and ~~any all subsequent updates and revisions thereto~~, with accompanying Flood Insurance Maps (FIRM), and any revisions thereto, are ~~is~~ hereby adopted by reference and declared to be a part of this chapter. The Flood Insurance Study and the FIRM are on file at the Woodinville City Hall. The best available information for flood hazard area identification as outlined in Section 21.24.210(2) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under Section 21.24.210(2).

**21.24.230 Flood fringe: development standards and permitted alterations.**

- (1) Development shall not reduce the effective base flood storage volume of the floodplain. Grading or other activity which would reduce the effective storage volume shall be mitigated by creating compensatory storage on the site or off the site if legal arrangements can be made to assure that the effective compensatory storage volume will be preserved over time. Grading for construction of livestock manure storage facilities to control non-point source water pollution designed to the standards of and approved by the County Conservation District is exempt from this compensatory storage requirement.
- (2) No structure shall be allowed which would be at risk due to stream bank destabilization including, but not limited to, that associated with channel relocation or meandering.
- (3) All elevated construction shall be designed and certified by a professional structural engineer licensed by the State of Washington and shall be approved by the Public Works Director prior to construction.
- (4) Subdivisions, short subdivisions and binding site plans shall meet the following requirements:
  - (a) New building lots shall contain 5,000 square feet or more of buildable land outside the zero-rise floodway, and building setback areas shall be shown on the face of the plat to restrict permanent structures to this buildable area;
  - (b) All utilities and facilities such as sewer, gas, electrical and water systems shall be located and constructed consistent with subsections (5), (6), and (7);
  - (c) Base flood data and flood hazard notes shall be shown on the face of the recorded subdivision, short subdivision or binding site plan including, but not limited to, the base flood elevation, required flood protection elevations and the boundaries of the floodplain and the zero-rise floodway, if determined; and
  - (d) The following notice shall also be shown on the face of the recorded subdivision, short subdivision or binding site plan for all affected lots:

"NOTICE"

"Lots and structures located within flood hazard areas may be inaccessible by emergency vehicles during flood events. Residents and property owners should take appropriate advance precautions."

- (e) If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposals shall be reviewed to assure that
  - (i) All such proposals are consistent with the need to minimize flood damage within the flood-prone area;
  - (ii) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and,
  - (iii) Adequate drainage is provided to reduce exposure to flood hazards.
- (5) New residential structures and substantial improvements of existing residential structures shall meet the following requirements:
  - (a) The lowest floor, including basement shall be elevated one to one and a half feet above the base flood elevation to the flood protection elevation;
  - (b) Portions of a structure, which are below the lowest floor area, shall not be fully enclosed. The areas and rooms below the lowest floor shall be designed to automatically equalize hydrostatic and hydrodynamic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for satisfying this requirement shall meet or exceed the following requirements:
    - (i) A minimum of two (2) openings on opposite walls having a total open area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;
    - (ii) The bottom of all openings shall be no higher than one (1) foot above grade; and
    - (iii) Openings may be equipped with screens, louvers or other coverings or devices if they permit the unrestricted entry and exit of floodwaters;
  - (c) Materials and methods which are resistant to and minimize flood damage shall be used; and
  - (d) All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be flood-proofed to or elevated above the flood protection elevation.
- (6) New nonresidential structures and substantial improvements of existing nonresidential structures shall meet the following requirements:
  - (a) The elevation requirement for residential structures contained in subsection (5) shall be met; or
  - (b) The structure shall be flood-proofed to the flood protection elevation and shall meet the following requirements:
    - (i) The applicant shall provide certification by a professional civil or structural engineer licensed by the State of Washington that the flood-proofing methods are adequate to withstand the flood-depths,

- pressures, velocities, impacts, uplift forces and other factors associated with the base flood. After construction, the engineer shall certify that the permitted work conforms with the approved plans and specifications; and
- (ii) Approved building permits for flood-proofed nonresidential structures shall contain a statement notifying applicants that flood insurance premiums shall be based upon rates for structures, which are one (1) foot below the flood-proofed level;
  - (c) Materials and methods which are resistant to and minimize flood damage shall be used; and
  - (d) All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be flood-proofed to or elevated above the flood protection elevation.
- (7) All new construction and substantial improvement shall be anchored to prevent flotation, collapse or lateral movement of the structure.
- (8) Mobile and Manufactured homes shall meet the following requirements:
- (a) Manufactured homes and Mobile homes to be placed or substantially improved on sites
    - (i) Outside of a mobile home park or subdivision;
    - (ii) In a new mobile home park or subdivision;
    - (iii) In an expansion to an existing mobile home park or subdivision, or
    - (iv) In an existing mobile home park or subdivision on which a mobile home has incurred "substantial damage" as the result of a flood; shall be elevated on a permanent foundation such that the lowest floor of the manufactured or mobile home is elevated one (1) foot above the base flood elevation and be securely anchored to an adequately designed foundation system to resist flotation collapse and lateral movement.
  - (b) Manufactured and Mobile homes to be placed or substantially improved on sites in an existing mobile home park or subdivision that are not subject to the above manufactured and mobile home provisions must be elevated so that either:
    - (i) The lowest floor of the manufactured or mobile home is elevated to one (1) foot above the base flood elevation, or
    - (ii) The manufactured or mobile home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.
  - (c) All new or substantially improved manufactured and mobile homes shall be anchored to prevent flotation, collapse, or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include but are not limited to, use of over-the-top or frame ties to ground anchors (Reference FEMA's "Manufactured Homes Installation in Flood Hazard Areas" guidebook for additional techniques).
  - (d) No permit or approval for the following shall be granted unless all manufactured or mobile homes within the mobile home park meet the requirements in Subsection (b) above:

- (i) A new mobile home park;
  - (ii) An expansion of an existing mobile home park; or
  - (iii) Any repair or reconstruction of streets, utilities or pads in an existing mobile home park which equals or exceeds fifty (50) percent of the value of such streets, utilities or pads.
- (9) Recreational Vehicles must either:
  - (a) Be on the site for fewer than 180 consecutive days,
  - (b) Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect-type utilities and security devices, and has no permanently attached additions; or
  - (c) Meet the requirements of Subsection 21.24.230(8) and the elevations and anchoring requirements of manufactured and mobile homes.
- (10) Utilities shall meet the following requirements:
  - (a) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system. New and replacement utilities including, but not limited to, sewage treatment facilities shall be flood proofed to or elevated above the flood protection elevation;
  - (b) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters; and, New on-site sewage disposal systems shall be, to the extent possible, located outside the limits of the base flood elevation. The installation of new on-site sewage disposal systems in the flood fringe may be allowed if no feasible alternative site is available;
  - (c) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.
  - (ed) Sewage and agricultural waste storage facilities shall be flood-proofed to the flood protection elevation;
  - (de) Above-ground utility transmission lines, other than electric transmission lines, shall only be allowed for the transport of non-hazardous substances; and
  - (ef) Buried utility transmission lines transporting hazardous substances shall be buried at a minimum depth of four (4) feet below the maximum depth of scour for the base flood, as predicted by a professional civil engineer licensed by the State of Washington, and shall achieve sufficient negative buoyancy so that any potential for flotation or upward migration is eliminated.
- (11) Critical facilities may be allowed within the flood fringe of the floodplain, but only when no feasible alternative site is available. Critical facilities shall be evaluated through the conditional or special use permit process. Critical facilities constructed within the flood fringe shall have the lowest floor elevated to three or more feet above the base flood elevation. Flood-proofing and sealing measures shall be taken to ensure that hazardous substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities from the nearest maintained public street or roadway.

- (12) Prior to approving any permit for alterations in the flood fringe, the Public Works Director shall determine that all permits required by state or federal law have been obtained.

**Section 18. Amendments to Title 15 to add Chapter 15.21 Flood Hazard Area Regulations to add new Sections WMC 15.21.130 and 15.21.140 as part of the NFIP update.**  
WMC 15.21.130 and 15.21.140 are added to the Flood Hazard Area Regulations Chapter of the Building Code as part of the NFIP update to Flood Regulations. New text is shown by underline.

**15.21.130 Flood Variance Procedure**

- (1) Flood Variance Procedure shall be a Type III permit, as shown in WMC 17.07.030.
- (2) In passing upon such applications the Hearing Examiner shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the following:
- (a) The danger that materials may be swept onto other lands to the injury of others;
  - (b) The danger to life and property due to flooding or erosion damage;
  - (c) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
  - (d) The importance of the services provided by the proposed facility to the community;
  - (e) The necessity to the facility of a waterfront location, if applicable;
  - (f) The availability of alternative locations for the proposed use which are not subject to flooding or erosion;
  - (g) The compatibility of the proposed use with existing and anticipated development;
  - (h) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
  - (i) The safety of access to the property in times of flood for ordinary and emergency vehicles;
  - (j) The expected heights, velocities, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
  - (k) The costs of providing government services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.
- (3) Upon consideration of the factors specified in (2) above and the purposes of this chapter, the Hearing Examiner may approve, approve with conditions such as deemed necessary, or deny the request.
- (4) The Permit Center shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

**15.21.140 Conditions for Flood Variances**

- (1) Variances from the elevation standard may be issued for new construction and substantial improvements only when items (a-k) in Sec. 15.21.130 (2) have been fully considered.

- (2) Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in this section.
- (3) Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
- (4) Variances shall be issued only upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- (5) Variances shall only be issued upon clear and convincing evidence that:
  - (a) A showing of good and efficient cause has been made;
  - (b) Failure to grant the variance would result in exceptional hardship to the applicant; and
  - (c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud, on or victimization of the public, or conflict with existing local laws or ordinances.
- (6) Variances as interpreted in the National Flood Insurance Program are based upon the zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic or financial circumstances.
- (7) Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry-floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria, and otherwise complies with Sections 21.24.230 (6), (7), and (10).
- (8) Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting therefrom. All risk of damage or loss not covered by flood insurance occurring as a result of such variance permitting a reduction in the required elevation for the lowest floor shall be borne solely by the applicant and recorded on the property title.

**Section 19. Amendments to Chapter 21.32 of the GENERAL PROVISIONS – NONCONFORMANCE, TEMPORARY USES, AND RE-USE OF FACILITIES Chapter of the City of Woodinville Zoning Code to include critical areas and other development standards to the regulation of Nonconformances.** Sections 21.32 of the GENERAL PROVISIONS- NONCONFORMANCE, TEMPORARY USES, AND RE-USE OF FACILITIES 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~~.

**21.32.030 Nonconformance – determining status.**

- (1) Any use, structure, or other site improvement (e.g. landscaping or signage) that was legally established prior to the effective date of this title shall be considered nonconforming if:
  - (a) The nonconformance is now prohibited or cannot meet use or site limitations applicable to the zone in which it is located; or

- (b) The nonconformance does not comply with the density, dimensions, landscaping, parking, sign, buffer or ~~residential design~~ standards of this title.
- (2) A change in the required permit review process shall not create a nonconformance.
- (3) Any nonconformance that is brought into conformance for any period of time shall forfeit status as a nonconformance, except as specified by WMC 21.32.060.

**21.32.040 Nonconformance – abatement of illegal use, structure or development.** Any use, including structure, or other site improvement not established in compliance with use, ~~and~~ development, setback, site, and design standards or critical areas and buffers in effect at the time of establishment shall be deemed illegal and shall be discontinued or terminated and subject to removal pursuant to the applicable provisions of WMC.

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

**Section 20. Amendments to the Zoning Map Adopted.** The City of Woodinville Zoning Map is hereby amended to read as set forth in Attachment D, which is attached hereto and incorporated herein by this reference as if set forth in full.

**Section 21. Authorization for changing the Comprehensive Plan Future Land Use and Zoning Maps Adopted.** The Planning Director is hereby authorized and directed to make the necessary changes to the City's Official Comprehensive Plan Future Land Use Map and Zoning Maps as set forth in this Ordinance.

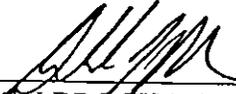
**Section 22. Severability.** Should any section, paragraph, sentence, clause, or phrase of this Ordinance be held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, 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 23. 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.

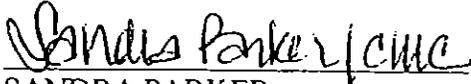
**Section 24. Effective Date.** The adoption of this Ordinance, which is a power specifically delegated to the City legislative body, is not subject to referendum. This Ordinance or a summary thereof shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 13TH DAY OF  
DECEMBER 2004.

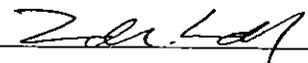
APPROVED:

  
\_\_\_\_\_  
DON BROCHA, MAYOR

ATTEST/AUTHENTICATED:

  
\_\_\_\_\_  
SANDRA PARKER  
CITY CLERK/CMC

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
\_\_\_\_\_

PASSED BY THE CITY COUNCIL: 12-13-2004  
PUBLISHED: 12-20-2004  
EFFECTIVE DATE: 12-25-2004  
ORDINANCE NO. 379

1. Woodinville Vision Statement, and
2. 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:

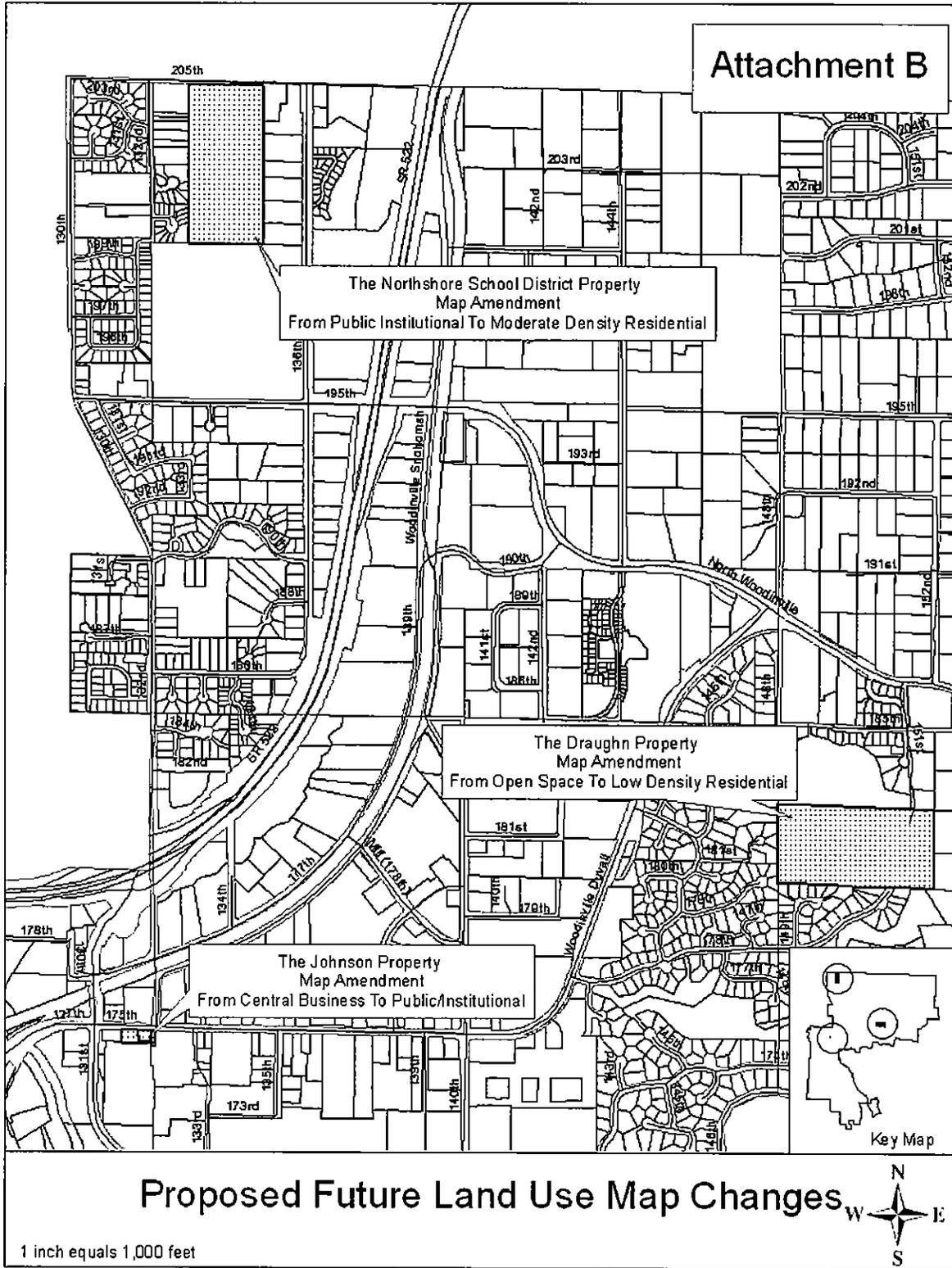
1. City of Woodinville Six-year Capital Improvement Plan, ~~2003-2008~~2004-2009
2. City of Woodinville Six-year Transportation Improvement Plan,
3. City of Woodinville Parks, Recreation and Open Space (PRO) Plan, 1998,
4. Woodinville Water District Capital Facilities Plan,
5. Northshore School District #417 Capital Facilities Plan, ~~2003~~2004,
6. Woodinville Fire & Life Safety Services Study, 1992 , and
7. Northshore Utility District Capital Facilities Plan, 2000-2006.

#### **10.3.2 Update of Capital Facilities Plan**

Reassess and update the Capital Facilities Plan annually to confirm that long-term financial capacity exists to provide adequate capital facilities and to ensure consistency between the Capital Facilities Plan, Land Use Element, and other Elements of the Comprehensive Plan. The preparation of the Capital Facilities Plan shall identify projects, outline a schedule, and designate funding sources for all City capital projects. The Plan may be updated in conjunction with the budget process and the release of the official population estimates and projections by the State of Washington Office of Financial Management. The update may include:

1. Revision of population figures,
2. Update of inventory of public facilities,
3. Update of costs of public facilities,
4. Update of public facilities requirements analysis (actual levels of service compared to adopted standards),
5. Update of revenue forecasts,
6. Revision and development of capital improvements projects for the next six fiscal years, and
7. Update of financing plan.

*Implements Policies CF-1.1, CF-1.3 through CF-1.6, CF-2.1, CF-2.3, and CF-3.2.*



| WMC 21.08.030<br><br>A.<br>RESIDENTIAL LAND USE<br><br><u>KEY</u><br><br>P - PERMITTED USE<br>C - CONDITIONAL USE<br>S - SPECIAL USE |  | Z O N E     |                                      |                            |                  |  |   |   |   |                            |  |                            |
|--|--|-------------|--------------------------------------|----------------------------|------------------|--|---|---|---|----------------------------|--|----------------------------|
|  |  | Residential |                                      |                            |                  | Commercial/Industrial/Public                             |   |   |   |                            |  |                            |
|  |  | L<br>o<br>w | M<br>o<br>d<br>e<br>r<br>a<br>t<br>e | M<br>e<br>d<br>i<br>u<br>m | H<br>i<br>g<br>h | N<br>e<br>i<br>g<br>h<br>b<br>o<br>r<br>h<br>o<br>o<br>d | T<br>o<br>u<br>r<br>i<br>s<br>t<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | G<br>e<br>n<br>e<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | C<br>e<br>n<br>t<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | O<br>f<br>f<br>i<br>c<br>e | I<br>n<br>d<br>u<br>s<br>t<br>r<br>i<br>a<br>l | P<br>u<br>b<br>l<br>i<br>c |
| NAICS#   | SPECIFIC LAND USE                                      | R1-4        | R5-8                                 | R9-18                      | R19+             | NB   | TB  | GB  | CBD   | O                          | I  | P/I                        |
|  | <b>Dwelling Units, Types:</b>                          |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| *  | Single Detached  | P, C19      | P, C19                               | P                          |                  |  |   |   |   |                            |  |                            |
| *  | Duplex   | P10         | P10                                  | P10                        | P10              |  |   |   |   |                            |  |                            |
| *  | Townhome   | C10 12      | C7, 10<br>12                         | P                          | P                |  | P20   |   | P   | P18                        |  |                            |
| *  | Apartment  |             | P11                                  | P                          | P                |  | P20   |   | P   |                            |  |                            |
| *  | Mobile Home Park                                       |             | P                                    | P                          |                  |  |   |   | P   |                            |  |                            |
| 123311<br>623312   | Senior Citizen Assisted (see 21.06.188 for definition) |             | P11                                  | P                          | P                |  |   |   | P   |                            |  |                            |
|  | <b>Group Residences:</b>                               |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| *  | Community Residential Facility                         | C15         | C15                                  | P15                        | P15              |  |   |   | P15   |                            |  | P15                        |
| 721310   | Dormitory  | C2          | C2                                   | P2                         | P2               |  |   |   | P2  |                            | P2   | P13                        |
|  | <b>Accessory Uses:</b>                                 |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| *  | Residential Accessory Uses                             | P3          | P3                                   | P3                         | P3               |  |   |   | P3  |                            |  | P16                        |
| *  | Home Occupation (8)                                    | P           | P                                    | P                          | P                |  |   |   | P   |                            |  |                            |
| *  | Home Industry (9)                                      | C           | C                                    | C                          | C                |  |   |   |   |                            |  |                            |
|  | <b>Temporary Lodging:</b>                              |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 721110   | Hotel/Motel  |             |                                      |                            |                  |  |   |   | P   |                            |  |                            |
| 721191<br>*  | Bed and Breakfast Inns<br>Guesthouse                   | P6          | P6                                   | P6                         |                  |  |   |   | P6  |                            |  |                            |
| 721110<br>721110   | Organization Hotel/Lodging                             |             |                                      |                            |                  |  |   |   | P   |                            |  |                            |
| 624221<br>*  | Temporary Shelter                                      |             |                                      |                            |                  |  |   |   | P4  |                            |  | P17                        |
| 721110<br>*  | Youth Hostel   |             |                                      |                            |                  |  |   |   | P14   |                            |  |                            |

## 21.08.030 B DEVELOPMENT CONDITIONS

- (1) Except bed and breakfast guest houses.
- (2) Only as an accessory to a school, college/university, church, or fire station.
- (3) (a) Accessory dwelling units:
  - (i) Only one accessory dwelling per lot;
  - (ii) The primary residence or the accessory dwelling unit shall be owner occupied;
  - (iii) If the accessory dwelling unit is a separate structure, the accessory dwelling unit shall not be larger than fifty percent of the living area of the primary residence;
  - (iv) One additional off-street parking space is provided; and
  - (v) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.
- (b) Accessory Aircraft: One single or twin engine, general aviation aircraft shall be permitted only on lots which abut, or have a legal access which is not a public right-of-way, to a 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.
- (20) Residential development is not permitted on the ground floor and is only permitted as part of a development that integrates residential with tourist-oriented business development and the development is conditioned through a development agreement with the City that ensures a City approved economic analysis will be provided and the proposed mixed-use development meets the vision and goals of the Tourist District Master Plan. No more than 25% of the entire area development may include residential uses. No direct residential dwelling unit entrances or exits may be permitted on to NE 148 Avenue NE, NE 145<sup>th</sup> Street, or Woodinville-Redmond Road.

| WMC 21.08.040<br><br>A.<br><br>RECREATIONAL /<br>CULTURAL LAND USE<br><br><u>KEY</u><br><br>P – PERMITTED USE<br>C – CONDITIONAL USE<br>S – SPECIAL USE |                                      | Z O N E     |                                      |                            |                  |  |   |   |   |                            |  |                            |
|---|--------------------------------------|-------------|--------------------------------------|----------------------------|------------------|--|---|---|---|----------------------------|--|----------------------------|
|   |                                      | Residential |                                      |                            |                  | Commercial/Industrial/Public                             |   |   |   |                            |  |                            |
|   |                                      | L<br>o<br>w | M<br>o<br>d<br>e<br>r<br>a<br>t<br>e | M<br>e<br>d<br>i<br>u<br>m | H<br>i<br>g<br>h | N<br>e<br>i<br>g<br>h<br>b<br>o<br>r<br>h<br>o<br>o<br>d | T<br>o<br>u<br>r<br>i<br>s<br>t<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | G<br>e<br>n<br>e<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | C<br>e<br>n<br>t<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | O<br>f<br>f<br>i<br>c<br>e | I<br>n<br>d<br>u<br>s<br>t<br>r<br>i<br>a<br>l | P<br>u<br>b<br>l<br>i<br>c |
| NAICS#  | SPECIFIC LAND USE                    | R1-4        | R5-8                                 | R9-18                      | R19+             | NB   | TB  | GB  | CBD   | O                          | I  | P/I                        |
|   | <b>Park / Recreation</b>             |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| *   | Parks                                | P1          | P1                                   | P1                         | P1               | P1   | P1  | P   | P   |                            | P  | P                          |
| *   | Trails                               | P           | P                                    | P                          | P                | P  | P   | P   | P   |                            | P  | P                          |
| *   | Destination resorts                  |             |                                      |                            |                  |  |   |   | C2  |                            |  |                            |
| *   | Marina                               |             |                                      | C4                         | C4               |  | P5  | P   | P   |                            | P  |                            |
|   | <b>Amusement/<br/>Entertainment:</b> |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 512131  | Theater                              |             |                                      |                            |                  |  |   | P6  | P6  |                            |  |                            |
| 512132  | Theater, drive-in                    |             |                                      |                            |                  |  |   | C6  | C6  |                            |  |                            |
| 71110<br>71130  | Plays / Theatrical production        |             |                                      |                            |                  |  |   |   | P6  |                            |  |                            |
| 71395   | Bowling center                       |             |                                      |                            |                  |  |   | P   |   |                            |  |                            |
| *<br>71214<br>71394   | Sports club                          | C4          | C4                                   | C4                         | C4               |  | C   | P   | P   |                            |  |                            |
| 71391 *   | Golf facility                        | C7          | C7                                   | C7                         | C7               |  |   | P   |   |                            |  |                            |
| 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         |             |                                      |                            |                  |  |   |   |   |                            | C13  |                            |
| *   | Indoor go-cart facility              |             |                                      |                            |                  |  |   | P14   |   |                            |  |                            |
|   | <b>Cultural:</b>                     |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 51412   | Library                              | P11, C      | P11, C                               | P11, C                     | P11, C           |  | P   |   | P   |                            |  | P3                         |
| 71211   | Museums and Art Galleries            | P11, C      | P11, C                               | P11, C                     | P11, C           |  | P   |   | P   |                            | P  | P3                         |
| 71213   | Arboretum                            | P           | P                                    | P                          | P                |  | P   |   | P   |                            |  | P3                         |
| 81311   | Churches, temples and, synagogues    | P12, C      | P12, C                               | P12, C                     | P12, C           |  | P   | P   | P   |                            |  |                            |
| *   | Conference Center                    | P11, C      | P11, C                               | P11, C                     | P11, C           |  |   |   | P   |                            |  |                            |

| WMC 21.08.050<br><br>A.<br><br>GENERAL SERVICES<br>LAND USE<br><br><u>KEY</u><br><br>P – PERMITTED USE<br>C – CONDITIONAL USE<br>S – SPECIAL USE |  | Z O N E            |                                      |                            |                        |  |   |   |   |                            |  |   |
|--|--|--------------------|--------------------------------------|----------------------------|------------------------|--|---|---|---|----------------------------|--|---|
|  |  | Residential        |                                      |                            |                        | Commercial/Industrial/Public                             |   |   |   |                            |  |   |
|  |  | L<br>o<br>w        | M<br>o<br>d<br>e<br>r<br>a<br>t<br>e | M<br>e<br>d<br>i<br>u<br>m | H<br>i<br>g<br>h       | N<br>e<br>i<br>g<br>h<br>b<br>o<br>r<br>h<br>o<br>o<br>d | T<br>o<br>u<br>r<br>i<br>s<br>t<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | G<br>e<br>n<br>e<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | C<br>e<br>n<br>t<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | O<br>f<br>f<br>i<br>c<br>e | I<br>n<br>d<br>u<br>s<br>t<br>r<br>i<br>a<br>l | P<br>u<br>b<br>l<br>i<br>c<br><br>I<br>n<br>s<br>t<br>i<br>t<br>u<br>t<br>i<br>o<br>n |
| NAICS#   | SPECIFIC LAND USE                      | R1-4               | R5-8                                 | R9-18                      | R19+                   | NB   | TB  | GB  | CBD   | O                          | I  | P/I   |
|  | <b>Personal Services:</b>              |                    |                                      |                            |                        |  |   |   |   |                            |  |   |
| 8121   | General Personal Service               |                    |                                      |                            |                        | P  | P   |   | P   | P3<br>23                   |  | P18   |
| 81232  | Dry-cleaning plants & Laundry Services |                    |                                      |                            |                        |  |   |   |   |                            | P  |   |
| 812332   | Industrial Launderers, Laundress       |                    |                                      |                            |                        |  |   |   |   |                            | P  |   |
| 81221  | Funeral Home/Crematory                 | C4                 | C4                                   | C4                         | C4                     |  |   | P   | P   |                            |  |   |
| 81222  | Cemetery, Columbarium                  | P26, C5            | P26, C5                              | P26<br>C5                  | P26<br>C5              |  |   | P26<br>C5   | P26<br>C5   |                            |  |   |
| *  | Day care I                             | P6                 | P6                                   | P6                         | P6                     | P  |   | P   | P   | P7<br>23                   | P7   | P18   |
| *  | Day care II                            | P8                 | P8                                   | P8                         | P8                     | P  |   | P   | P   |                            | P7   | P18   |
| *  | Veterinary Clinic                      | P9, C10            |                                      |                            |                        | P10  |   | P10   | P10   |                            | P  |   |
| 8111-<br>8112-<br>8112-  | Automotive repair (1)                  |                    |                                      |                            |                        | P11  |   | P   | P   |                            | P  | P   |
| 8119   | Automotive service                     |                    |                                      |                            |                        | P11  | P11   | P   | P   |                            | P  |   |
| 81224  | Miscellaneous repair                   |                    |                                      |                            |                        |  |   | P   | P   |                            | P  |   |
| 6241-<br>6243  | Social Services                        | P12, C13           | P12<br>C13                           | P12<br>C13                 | P12<br>C13             | P13  |   |   | P   | P23                        |  | P   |
| *  | Stable                                 | P14, C             |                                      |                            |                        |  |   |   |   |                            |  |   |
| *  | Kennel or Cattery                      | C                  |                                      |                            |                        |  |   | P   | P27   |                            |  |   |
|  | <b>Health Services:</b>                |                    |                                      |                            |                        |  |   |   |   |                            |  |   |
| 6213<br>6211-<br>6214  | Office/Outpatient Clinic               | P12, 30<br>C13, 30 | P12<br>30, C13<br>30                 | P12<br>30,<br>C13<br>30    | P12<br>30<br>C13<br>30 | P  |   |   | P30   | P30                        |  | P18<br>30   |
| 6244<br>6231-<br>6232  | Nursing and Personal Care Facilities   |                    |                                      |                            |                        | C30  |   |   | P30   |                            |  | P19 30  |
| 62211  | Hospital                               |                    |                                      |                            |                        |  |   |   | P30   |                            |  | P18<br>30   |
| 6215<br>339116   | Medical / Dental Lab                   |                    |                                      |                            |                        |  |   |   | P30   |                            | P30  | P18 30  |
| 62199  | Miscellaneous Health                   |                    |                                      |                            |                        |  |   |   |   | P3<br>23                   |  | P18 30  |
|  | <b>Education Services:</b>             |                    |                                      |                            |                        |  |   |   |   |                            |  |   |

**Attachment C**

|                                      |   |                    |                      |                     |                        |   |  |     |           |                 |           |           |
|--------------------------------------|---|--------------------|----------------------|---------------------|------------------------|---|--|-----|-----------|-----------------|-----------|-----------|
| 61111                                | Elementary or Middle/Junior High School | P16, 30<br>C30     | P16<br>30<br>C15, 30 | P16<br>30<br>C30    | P16<br>30<br>C30       |   |  |     | C30       | C30<br>31       |           | P30       |
| 61111                                | Secondary or High School                | P16<br>30<br>C30   | P16 30<br>C15<br>30  | P16 30<br>C30       | P16<br>30<br>C30       |   |  |     | P30       |                 |           | P30       |
| 61151*                               | Vocational School                       |                    |                      |                     |                        |   |  | P30 | P30       | P17<br>20<br>23 | P30       | P30       |
| *                                    | Specialized Instruction School          | P19, 30<br>C20, 30 | P19 30<br>C20<br>30  | P19 30<br>C20<br>30 | P19<br>30<br>C20<br>30 | P |  |     | P30       |                 |           | P21<br>30 |
| <b>Education Services Continued:</b> |   |                    |                      |                     |                        |   |  |     |           |                 |           |           |
| *                                    | Preschool                               | C28, 30            | C28 30               | C28 30              | C28 30                 | P |  |     | P30       |                 |           | P21<br>30 |
| *                                    | School District Support Facility        | C25<br>30          | C25<br>30            | C25<br>30<br>C30    | C25<br>30<br>C30       |   |  | P30 | P30       |                 | P30       | P30       |
| 71394                                | Gymnastic Schools                       |                    |                      |                     |                        |   |  |     | P29<br>30 |                 | P29<br>30 |           |

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| <p><b>GENERAL CROSS REFERENCES:</b><br/>         Land Use Table Instructions, see WMC 21.08.020 and 21.02.070<br/>         Development Standards see WMC 21.12. through 21.30<br/>         General Provisions see WMC 21.32. through 21.38</p> | <p>R-48/O Regulations, see WMC 21.38.030<br/>         (*) Definition of the specific Land Use, see WMC 21.06<br/>         Tourist District Regulations, see WMC 21.38.065<br/>         Application and Review Procedures, see WMC 21.40 through 21.44</p> |
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| WMC 21.08.060<br>A.<br>BUSINESS SERVICES<br>LAND USE<br><br><u>KEY</u><br>P – PERMITTED USE<br>C – CONDITIONAL USE<br>S – SPECIAL USE |   | Z O N E     |                                      |                            |                  |  |   |   |   |                            |  |                            |
|---|---|-------------|--------------------------------------|----------------------------|------------------|--|---|---|---|----------------------------|--|----------------------------|
|   |   | Residential |                                      |                            |                  | Commercial/Industrial/Public                             |   |   |   |                            |  |                            |
|   |   | L<br>o<br>w | M<br>o<br>d<br>e<br>r<br>a<br>t<br>e | M<br>e<br>d<br>i<br>u<br>m | H<br>i<br>g<br>h | N<br>e<br>i<br>g<br>h<br>b<br>o<br>r<br>h<br>o<br>o<br>d | T<br>o<br>u<br>r<br>i<br>s<br>t<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | G<br>e<br>n<br>e<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | C<br>e<br>n<br>t<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | O<br>f<br>f<br>i<br>c<br>e | I<br>n<br>d<br>u<br>s<br>t<br>r<br>i<br>a<br>l | P<br>u<br>b<br>l<br>i<br>c |
| NAICS#  | SPECIFIC LAND USE                                   | R1-4        | R5-8                                 | R9-18                      | R19+             | NB   | TB  | GB  | CBD   | O                          | I  | P/I                        |
| 233-235   | Construction and Trade                              |             |                                      |                            |                  |  |   | P   | P9  | P10<br>7                   | P  |                            |
| *<br>484<br>492   | Individual Transportation & Taxi                    |             |                                      |                            |                  |  |   | P   | P   |                            |  |                            |
| 484<br>492  | Trucking and Courier Service                        |             |                                      |                            |                  |  |   | P   | P12   | P13<br>7                   | P  |                            |
| 493   | Warehousing, (1) and Wholesale Trade                |             |                                      |                            |                  |  |   |   |   |                            | P  |                            |
| 53113<br>*  | Self-Service Storage                                |             |                                      | C14                        | C14              |  |   | P   | P   | P7<br>11                   | P  |                            |
| 49313,<br>49312   | Farm Product Warehousing, Refrigeration and Storage |             |                                      |                            |                  |  |   |   |   |                            | P  |                            |
| *   | Log Storage   |             |                                      |                            |                  |  |   |   |   |                            | P  |                            |
| 48<br>484<br>492  | Transportation Service                              |             |                                      |                            |                  |  |   | P   |   |                            | P  |                            |
| 48851   | Freight and Cargo Service                           |             |                                      |                            |                  |  |   | P   |   | P10<br>7                   | P  |                            |
| 48851<br>56<br>5  | Passenger Transportation Service                    |             |                                      |                            |                  |  |   | P   | P   | P7                         |  |                            |
| 51<br>5122  | Communication Offices                               |             |                                      |                            |                  |  |   | P   | P   | P7                         | P  |                            |
| 5133  | Telegraph and other Communications                  |             |                                      |                            |                  |  |   | P   | P   | P7                         | P  |                            |
| *   | General Business Service                            |             |                                      |                            |                  | P8   | P   | P16   | P   | P                          | P16  |                            |
| *   | Professional Office                                 |             |                                      |                            |                  | P  | P26,<br>27  | P16   | P   | P                          | P16  | P3                         |
| 54185   | Outdoor Advertising Service                         |             |                                      |                            |                  |  |   | P   | P   | P17<br>7                   | P  |                            |
| 323114<br>561439  | Photocopying and duplicating Service                |             |                                      |                            |                  |  | P   |   |   |                            |  |                            |
| 532<br>5324   | Miscellaneous Equipment Rental                      |             |                                      |                            |                  |  |   | P   | P   |                            | P  | P4                         |
| 532<br>5324   | Automotive Rental and Leasing                       |             |                                      |                            |                  |  |   | P   | P   |                            |  |                            |
| 81293   | Automotive Parking                                  | P19         | P19                                  | P19                        | P19              |  |   | P   | P21   |                            | P  | P5                         |
| 711<br>7114   | Professional Sport Teams/Promoters                  |             |                                      |                            |                  |  |   | P   | P7  |                            |  |                            |
| 547<br>*  | Research, Development and Testing                   |             |                                      |                            |                  |  |   | P2  | P2  |                            | P2   | P6                         |
| *<br>81<br>3  | Heavy Equipment and Truck Repair                    |             |                                      |                            |                  |  |   | P   |   |                            | P  |                            |

**Attachment C**

|   |                                      |  |     |  |  |     |     |     |     |          |         |     |
|---|--------------------------------------|--|-----|--|--|-----|-----|-----|-----|----------|---------|-----|
| * | Commercial/Industrial Accessory Uses |  | P22 |  |  |     | P22 |     | P   | P7       | P       |     |
| * | Helistop                             |  |     |  |  | C23 | C23 | C24 | C24 | C23<br>7 | C2<br>4 | C24 |

|  |   |
|--|---|
| <p><b>GENERAL CROSS REFERENCES:</b><br/>         Land Use Table Instructions, see WMC 21.08.020 and 21.02.070<br/>         Development Standards, see WMC 21.12.through 21.30<br/>         General Provisions, see WMC 21.32 through 21.38</p> | <p>Application and Review Procedures, see WMC 21.40 through 21.44<br/>         Tourist District Regulations, see WMC 21.38.065<br/>         R-48/O Regulations, see WMC 21.28.030<br/>         (*) Definition of the specific Land Use, see WMC 21.06</p> |
|--|---|

21.08.060

## B DEVELOPMENT CONDITIONS

- (1) Except self-service storage.
- (2) Except NAICS Industry No. 54172-Commercial Economic, Sociological, and Educational Research, see general business service/office.
- (3) Only as a government, public agency, community service, or nonprofit use, 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). Except for NAICS Major Group No. 541, 561 and 323.~~
- (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 NAICS Industry No. 49211-Courier Services, except by air.
- (13) Limited to NAICS Industry No. 49211-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) (Reserved).
- (21) (Reserved).
- (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.
- (26) Permitted Professional Office uses shall be limited to the following NAICS Major Group and Industry Numbers:
  - (a) 5242 – Insurance Agents, Brokers and Service,
  - (b) 53121 – Real Estate Agents and Managers
  - (c) 54111 – Legal Services
  - (d) 541330 – Engineering Services
  - (e) 541611 – Administrative Management and General Management Consulting Services, and
  - (f) 54182 – Public Relations Services
- (27) A maximum of 20% of the gross square footage of the ground floor of any building may be used for professional office uses, and up to 40% of gross square footage of floors above the ground floor for the entire development may be used for professional office uses.

| WMC 21.08.070<br><br>A.<br><br>RETAIL<br>LAND USE<br><br><u>KEY</u><br><br>P – PERMITTED USE<br>C – CONDITIONAL USE<br>S – SPECIAL USE |   | Z O N E     |                                      |                            |                  |  |   |   |   |                            |  |   |
|--|---|-------------|--------------------------------------|----------------------------|------------------|--|---|---|---|----------------------------|--|---|
|  |   | Residential |                                      |                            |                  | Commercial/Industrial/Public                             |   |   |   |                            |  |   |
|  |   | L<br>o<br>w | M<br>o<br>d<br>e<br>r<br>a<br>t<br>e | M<br>e<br>d<br>i<br>u<br>m | H<br>i<br>g<br>h | N<br>e<br>i<br>g<br>h<br>b<br>o<br>r<br>h<br>o<br>o<br>d | T<br>o<br>u<br>r<br>i<br>s<br>t<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | G<br>e<br>n<br>e<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | C<br>e<br>n<br>t<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | O<br>f<br>f<br>i<br>c<br>e | I<br>n<br>d<br>u<br>s<br>t<br>r<br>i<br>a<br>l | P<br>u<br>b<br>l<br>i<br>c<br><br>I<br>n<br>s<br>t<br>i<br>t<br>u<br>t<br>i<br>o<br>n |
| 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   |   |                            |  |   |
| *  | Forest Products Sales                         |             |                                      |                            |                  |  |   |   |   |                            | P  |   |
| *  | Department and Variety Stores                 |             |                                      |                            |                  |  | P5  | P   | P   |                            |  |   |
| 445  | Food Stores                                   |             |                                      |                            |                  | P  | P   | P   | P   |                            |  |   |
| *  | Agricultural Crop Sales                       | P3, 7       |                                      |                            |                  |  |   |   |   |                            |  |   |
| *  | Motor Vehicle and Boat Dealers                |             |                                      |                            |                  |  |   | P   | P8  |                            |  |   |
| 4413   | Auto Supply Stores                            |             |                                      |                            |                  |  |   | P9  |   |                            |  |   |
| 4471   | Gasoline Service Stations                     |             |                                      |                            |                  | P  | P   | P   | P12   |                            |  |   |
| 448  | Apparel, Jewelry and Accessory Stores         |             |                                      |                            |                  | P  | P   |   | P   |                            |  |   |
| *  | Furniture and Home Furnishings Stores         |             |                                      |                            |                  |  | P21   | P   | P   |                            |  |   |
| 722  | Eating and Drinking Places                    |             |                                      |                            |                  | P10<br>16  | P10<br>16   | P   | P12   | P17                        | P6   | P1  |
| *  | Drug Stores                                   |             |                                      |                            |                  |  | P   | P   | P   | P18                        |  | P13   |
| 44531  | Liquor Stores                                 |             |                                      |                            |                  |  |   | P   | P   |                            |  |   |
| 45331  | Used Goods: Antiques/Secondhand Shops         |             |                                      |                            |                  | P  | P4  |   | P   |                            |  |   |
| *  | Sporting Goods & related Stores               |             |                                      |                            |                  | P  | P   | P   | P   |                            |  |   |
| *  | Book, Stationary, Video and Art Supply Stores |             |                                      |                            |                  | P  | P11   |   | P11   |                            |  |   |
| *  | Monuments, Tombstones, and Gravestones        |             |                                      |                            |                  |  |   | P   |   |                            | P  |   |
| *  | Hobby, Toy, Game Shops                        |             |                                      |                            |                  | P  | P   |   | P   |                            |  |   |
| *  | Photographic and Electronic Shops             |             |                                      |                            |                  | P  | P   |   | P   |                            |  |   |
| *  | Fabric Shops                                  |             |                                      |                            |                  | P  | P   |   | P   |                            |  |   |
| 45431  | Fuel Dealers                                  |             |                                      |                            |                  |  |   | P   |   |                            | P  |   |

**Attachment C**

|      |                                   |  |  |  |  |   |   |     |     |  |     |     |
|------|-----------------------------------|--|--|--|--|---|---|-----|-----|--|-----|-----|
| *    | 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   |     |
| 4412 | Truck & Motorhome Dealers (14)    |  |  |  |  |   |   | P   |     |  | P   |     |
| *    | Auto Parts Yard                   |  |  |  |  |   |   |     |     |  | P20 |     |
| *    | 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/O Regulations, see WMC 21.28.030  
 (\*) Definition of the 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 NAICS Industry No. 45299, 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 NAICS Industry No. 72241-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 NAICS 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 foot width of Type I landscaping.
- (21) Limited to culinary-related uses under the following NAICS categories:  
443111 Household Appliance Stores and  
44229 Other Home Furnishings Store.  
These uses are only permitted as part of a development that integrates residential with tourist-oriented business development on the property and is conditioned through a development agreement with the City that ensures the proposed mixed-use development meets the vision and goals of the Tourist District Master Plan.

| WMC 21.08.080<br><br>A.<br><br>MANUFACTURING<br>LAND USE<br><br>KEY<br><br>P – PERMITTED USE<br>C – CONDITIONAL USE<br>S – SPECIAL USE |  | Z O N E     |                                      |                            |                  |   |   |   |   |                            |  |                            |   |
|--|--|-------------|--------------------------------------|----------------------------|------------------|---|---|---|---|----------------------------|--|----------------------------|---|
|  |  | Residential |                                      |                            |                  | Commercial/Industrial/Public                                  |   |   |   |                            |  |                            |   |
|  |  | L<br>o<br>w | M<br>o<br>d<br>e<br>r<br>a<br>t<br>e | M<br>e<br>d<br>i<br>u<br>m | H<br>i<br>g<br>h | N<br>e<br>i<br>g<br>h<br>b<br>o<br>o<br>r<br>h<br>o<br>o<br>d | T<br>o<br>u<br>r<br>i<br>s<br>t<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | G<br>e<br>n<br>e<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | C<br>e<br>n<br>t<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | O<br>f<br>f<br>i<br>c<br>e | I<br>n<br>d<br>u<br>s<br>t<br>r<br>i<br>a<br>l | P<br>u<br>b<br>l<br>i<br>c | I<br>n<br>s<br>t<br>i<br>t<br>u<br>t<br>i<br>o<br>n |
| NAICS#   | SPECIFIC LAND USE  | R1-4        | R5-8                                 | R9-18                      | R19+             | NB  | TB  | GB  | CBD   | O                          | I  | P/I                        |   |
| 311  | Food and Kindred Products  |             |                                      |                            |                  |   |   |   | C   |                            | P2   |                            |   |
| 31212<br>31213   | Winery/ Brewery  |             |                                      |                            |                  |   |   |   | C   |                            | P  |                            |   |
| 313  | Textile Mill Products  |             |                                      |                            |                  |   |   |   |   |                            | P  |                            |   |
| 315  | Apparel and other Textile Products                                   |             |                                      |                            |                  |   |   |   | C   |                            | P  |                            |   |
| 321  | Wood Products, except furniture                                      |             |                                      |                            |                  |   |   |   | C6  |                            | P  |                            |   |
| 337  | Furniture and Fixtures   |             |                                      |                            |                  |   |   |   | C   |                            | P  |                            |   |
| 322  | Paper and Allied Products  |             |                                      |                            |                  |   |   |   |   |                            | P  |                            |   |
| 511  | Printing and Publishing  |             |                                      |                            |                  | P7  | P7  | P7  | P7  |                            | P  |                            |   |
| 325  | Chemicals and Allied Products  |             |                                      |                            |                  |   |   |   |   |                            | P  |                            |   |
| 32411  | Petroleum Refining and related Industries                            |             |                                      |                            |                  |   |   |   |   |                            | C  |                            |   |
| 3261<br>3262   | Plastics and Rubber Products Manufacturing                           |             |                                      |                            |                  |   |   |   |   |                            | P  |                            |   |
| 326212   | Tire Retreading  |             |                                      |                            |                  |   |   |   |   |                            | C  |                            |   |
| 316  | Leather and Leather Goods  |             |                                      |                            |                  |   |   | C   |   |                            | P  |                            |   |
| 3271<br>3279   | Stone, Clay, Glass and Concrete Products                             |             |                                      |                            |                  |   |   | P9  |   |                            | P  |                            |   |
| 331  | Primary Metal Industries   |             |                                      |                            |                  |   |   |   |   |                            | C  |                            |   |
| 332109   | Fabricated Metal Products  |             |                                      |                            |                  |   |   |   |   |                            | P  |                            |   |
| 333  | Industrial and Commercial Machinery, Heavy Machinery and Equipment   |             |                                      |                            |                  |   |   |   |   |                            | P,<br>C  |                            |   |
| 334  | Computer and Office Equipment, Measuring and Controlling Instruments |             |                                      |                            |                  |   |   | C   |   |                            | P  |                            |   |
| 335  | Electronic and other Electric Equipment and Appliances               |             |                                      |                            |                  |   |   | C   |   |                            | P  |                            |   |
| 336  | Transportation Equipment Manufacturing                               |             |                                      |                            |                  |   |   |   |   |                            | C  |                            |   |
| 3399   | Miscellaneous Light Manufacturing                                    |             |                                      |                            |                  |   |   |   |   |                            | P  |                            |   |
| 3341   | Medical Equipment and Supplies Manufacturing                         |             |                                      |                            |                  |   |   |   |   |                            | P  |                            |   |
| *  | Motor Vehicle and Bicycle Manufacturing                              |             |                                      |                            |                  |   |   |   |   |                            | C  |                            |   |
| *  | Aircraft, Ship and Boat Building                                     |             |                                      |                            |                  |   |   |   |   |                            | P10<br>C                                       |                            |   |

**Attachment C**

|  |          |                                     |  |  |  |  |  |  |  |   |  |  |           |  |
|--|----------|-------------------------------------|--|--|--|--|--|--|--|---|--|--|-----------|--|
| 51<br>78   | 11<br>82 | Movie production/Distribution       |  |  |  |  |  |  |  | P |  |  | P         |  |
| *  |          | Accessory Use Commercial/Industrial |  |  |  |  |  |  |  |   |  |  | P12<br>13 |  |
| <p><b>GENERAL CROSS REFERENCES:</b></p> <p>Land Use Table Instructions, see WMC 21.08.020 and 21.02.070<br/>         Development Standards, see WMC 21.12.through 21.30<br/>         General Provisions, see WMC 21.32 through 21.38</p> <p>Application and Review Procedures, see WMC 21.40 through 21.44<br/>         Tourist District Regulations, see WMC 21.38.065<br/>         R-48/O Regulations, see WMC 21.28.030<br/>         (*) Definition of the specific Land Use, see WMC 21.06</p> |          |                                     |  |  |  |  |  |  |  |   |  |  |           |  |

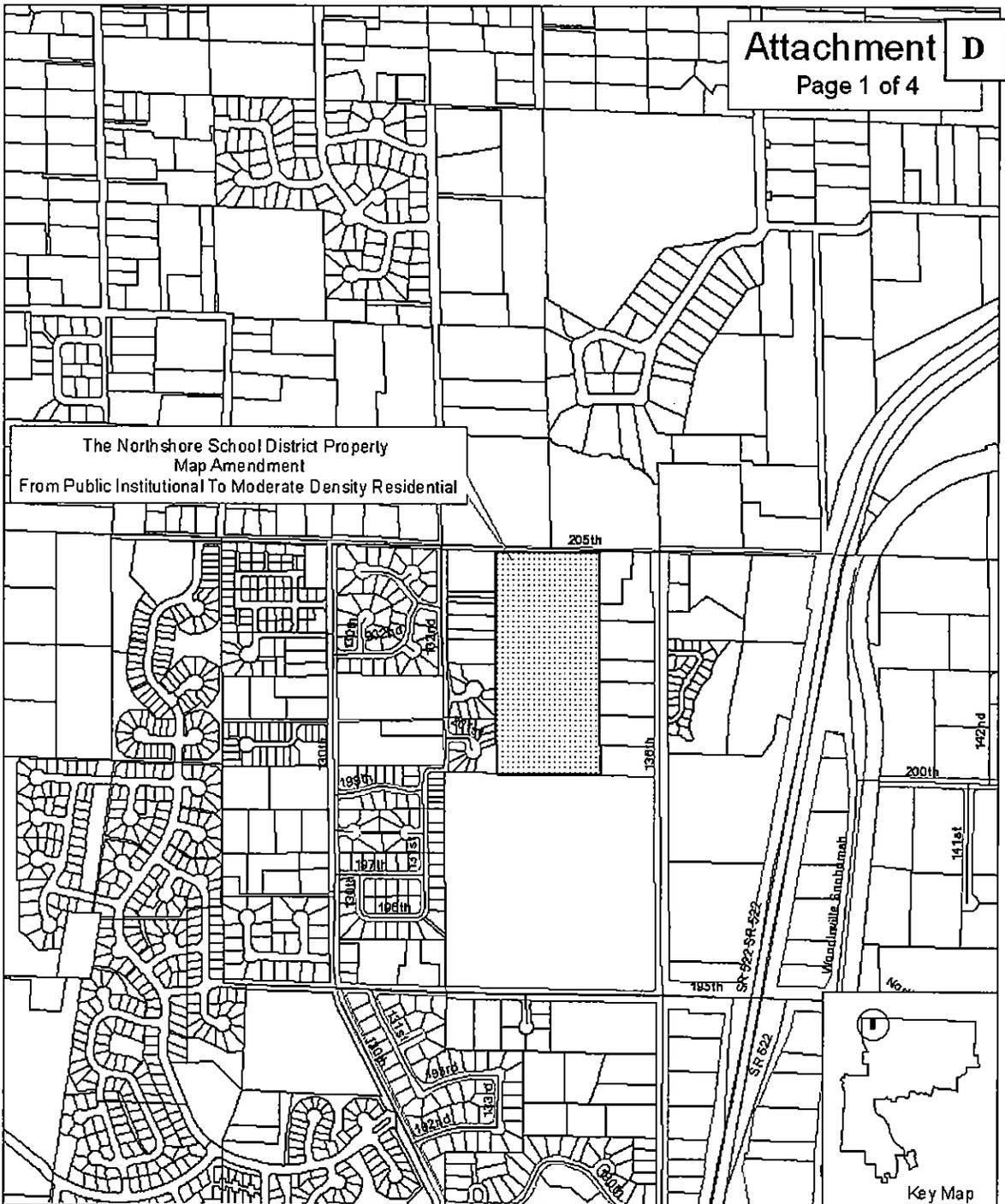
| WMC 21.08.090<br><br>A.<br><br>RESOURCE<br>LAND USE<br><br><u>KEY</u><br><br>P – PERMITTED USE<br>C – CONDITIONAL USE<br>S – SPECIAL USE |   | Z O N E     |                                      |                            |                  |  |   |   |   |                            |  |                            |
|--|---|-------------|--------------------------------------|----------------------------|------------------|--|---|---|---|----------------------------|--|----------------------------|
|  |   | Residential |                                      |                            |                  | Commercial/Industrial/Public                             |   |   |   |                            |  |                            |
|  |   | L<br>o<br>w | M<br>o<br>d<br>e<br>r<br>a<br>t<br>e | M<br>e<br>d<br>i<br>u<br>m | H<br>i<br>g<br>h | N<br>e<br>i<br>g<br>h<br>b<br>o<br>r<br>h<br>o<br>o<br>d | T<br>o<br>u<br>r<br>i<br>s<br>t<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | G<br>e<br>n<br>e<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | C<br>e<br>n<br>t<br>r<br>a<br>l<br><br>B<br>u<br>s<br>i<br>n<br>e<br>s<br>s | O<br>f<br>f<br>i<br>c<br>e | I<br>n<br>d<br>u<br>s<br>t<br>r<br>i<br>a<br>l | P<br>u<br>b<br>l<br>i<br>c |
| NAICS#   | SPECIFIC LAND USE   | R1-4        | R5-8                                 | R9-18                      | R19+             | NB   | TB  | GB  | CBD   | O                          | I  | PI                         |
|  | <b>Agriculture:</b>   |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 111  | Growing and Harvesting Crops                                  | P           |                                      |                            |                  |  |   |   |   |                            | P  |                            |
| 112  | Raising Livestock and Small Animals                           | P6          |                                      |                            |                  |  |   |   |   |                            | P  |                            |
|  | <b>Forestry:</b>  |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 113  | Growing and Harvesting Forest Product                         | P           |                                      |                            |                  |  |   |   |   |                            | P  |                            |
| * 2111   | Forest Research   |             |                                      |                            |                  |  |   |   |   | P2,3                       | P  |                            |
|  | <b>Fish and Wildlife Management:</b>                          |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 2211   | Hatchery/Fish Preserve and Aquaculture (1)                    | C           |                                      |                            |                  |  |   |   |   |                            | P  |                            |
| * 2212   | Wildlife Shelters   | C           |                                      |                            |                  |  |   |   |   |                            | P  |                            |
|  | <b>Mineral:</b>   |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 21232  | Mineral Extraction  |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| 327  | Processing of Minerals see 327 under Manufacturing Land Use   |             |                                      |                            |                  |  |   |   |   |                            | P  |                            |
| 32412  | Asphalt Paving, Roofing and Saturated Materials Manufacturing |             |                                      |                            |                  |  |   |   |   |                            | P  |                            |
|  | <b>Resource Accessory Uses:</b>                               |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
| * 3299   | Resource Accessory Uses                                       |             |                                      |                            |                  |  |   |   |   |                            | P4   |                            |
|  |   |             |                                      |                            |                  |  |   |   |   |                            |  |                            |
|  |   |             |                                      |                            |                  |  |   |   |   |                            |  |                            |

| WMC 21.08.100<br>A.<br>REGIONAL<br>LAND USE<br><br>KEY<br>P – PERMITTED USE<br>C – CONDITIONAL USE<br>S – SPECIAL USE |                                       | Z O N E      |             |             |             |                              |         |              |              |                  |              |         |
|---|---------------------------------------|--------------|-------------|-------------|-------------|------------------------------|---------|--------------|--------------|------------------|--------------|---------|
|   |                                       | Residential  |             |             |             | Commercial/Industrial/Public |         |              |              |                  |              |         |
|   |                                       | Low          | Moderate    | Medium      | High        | Neighborhood                 | Tourist | General      | Central      | Office           | Industrial   | Public  |
| 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                        |              |             |             |             |                              |         |              |              |                  |              |         |
| *   | Secure Community Transition Facility  |              |             |             |             |                              |         | S16          | S16          |                  |              |         |
| *   | 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 |         |
| *   | Major Communication Facility          |              |             |             |             |                              |         |              |              |                  | S6c, 11      |         |
| *   | Personal Wireless Facilities (14)     | 14           | 14          | 14          | 14          | 14                           | 14      | 14           | 14           | 14, 15           | 14           | 14      |
| *   | Earth Station                         | P6a          | P6a         | P6a         | P6a         |                              | P6b, 11 | P6b, 11      | P6b, 11      | P6b, 11, 15      | P6b, 11      | P6b, 11 |
| 21111   | Oil and Gas Extraction                | S11          | S11         | S11         | S11         |                              |         | S11          | S11          | S11, 15          | C11          |         |
| *   | Energy Resource Recovery Facility     |              |             |             |             |                              |         |              |              |                  | S11          |         |
| *   | Soil Recycling/Incineration Facility  |              |             |             |             |                              |         |              |              |                  | 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  |
| 711212  | Racetrack                             | S7, 11       | S11         | S7, 11      | S7, 11      |                              |         | S11          | S7, 11       |                  |              |         |
| *   | Fairground                            |              |             |             |             |                              |         | S11          | S11          |                  |              | S8, 11  |

**Attachment C**

|                |   |                         |                         |                         |                         |  |   |     |     |  |     |        |
|----------------|---|-------------------------|-------------------------|-------------------------|-------------------------|--|---|-----|-----|--|-----|--------|
| 71213<br>71219 | Zoo/Wildlife Exhibit (2)                    |                         |                         |                         |                         |  | S | S11 | S11 |  |     | S8, 11 |
| 71131          | Stadium/Arena                               |                         |                         |                         |                         |  |   | S11 | S11 |  | P11 | S8, 11 |
| 6113<br>6112   | Junior College<br><u>College University</u> | P9, 11<br>C10 11<br>S11 | P9, 11<br>C10 11<br>S11 | P9, 11<br>C10 11<br>S11 | P9, 11<br>C10 11<br>S11 |  |   |     | P11 |  | P11 | P11    |

**Attachment D**  
Page 1 of 4



NORTHSHORE SCHOOL DISTRICT PROPERTY LEGAL DESCRIPTION

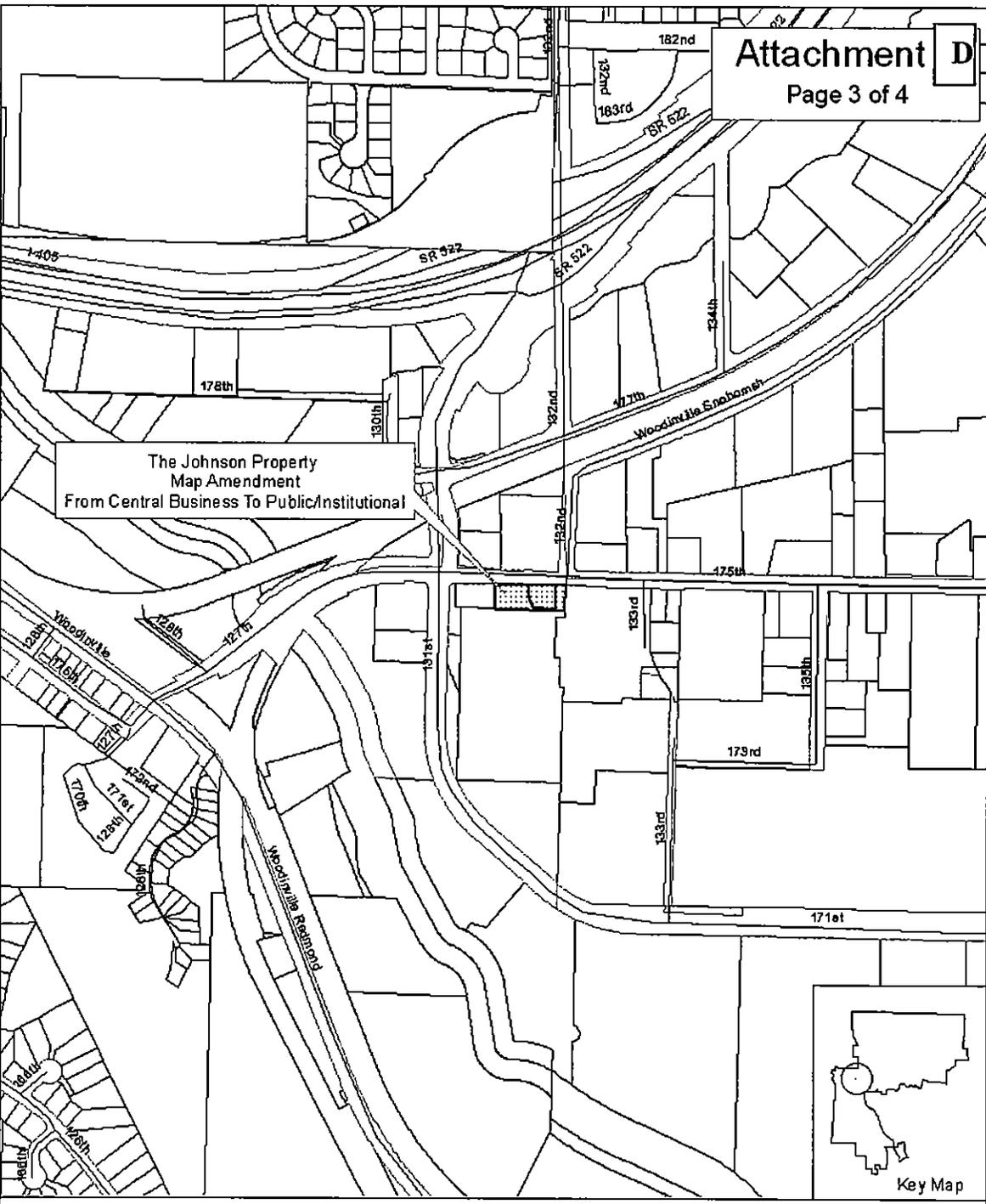
LEGAL DESCRIPTION: Tax parcel # 032605-9011  
Northshore School District

PARCEL A:

THE WEST 38 RODS OF THE EAST 60 RODS OF GOVERNMENT LOT 4, SECTION 3,  
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;  
EXCEPT ROADS.

Attachment D  
Page 3 of 4

The Johnson Property  
Map Amendment  
From Central Business To Public/Institutional



# City of Woodinville Proposed Zoning Map Amendments

1 inch equals 500 feet



## JOHNSON PROPERTY LEGAL DESCRIPTION

PARCEL 092605-9091 City of Woodinville

**Parcel Data**

Parcel 092605-9091 Present Use Code 309

Name CITY OF WOODINVILLE Zoning CBD

Site Address 13139 NE 175<sup>th</sup> St Jurisdiction WOODINVILLE

Geo Area 90-20 Property Type Code C

Block Lot

Legal Description GEG NE COR OF SE ¼ TH S 130 FT TH BEARING WLY ON LN INTERS PT 134.6 FT W  
& 117.5 FT S OF BEG

DIST 40 FT MEAS AT R/A TO E LN OF SUBDIV TH N TO N LN E 40 FT TO BEG LESS CO RD

PARCEL 092605-9087 CITY OF WOODINVILLE

**Parcel Data**

Parcel 092605-9087 Present Use Code 101

Name CITY OF WOODINVILLE Zoning CBD

Site Address 13125 NE 175<sup>th</sup> St 98072 Jurisdiction WOODINVILLE

Geo Area 90-20 Property Type Code C

Block Lot

Legal Description BEG NE COR OF SE ¼ TH S ALG E LN 130 FT TH WLY 134.6 FT W OF SD E LN & 117.5  
FT S OF NLN OF SE ¼ TH NWLY 41.4 FT TO PT 148 FT W & 78.5 FT S OF N LN OF SE ¼ TH N 78.5 FT TH E 148 FT  
TO BEG WLY 14 FT THOF FOR RD

LESS CO RD LESS 4 40 FT

PARCEL 092605-9101 CITY OF WOODINVILLE

**Parcel Data**

Parcel 092605-9101 Present Use Code 101

Name CITY OF WOODINVILLE Zoning CBD

Site Address 13035 NE 175<sup>th</sup> St 98072 Jurisdiction WOODINVILLE

Geo Area 90-20 Property Type Code C

Block Lot

Legal Description E 74 FT OF W ½ TGW E ½ OF FOLG-E 422 FT OF N 130 FT OF NE ¼ OF SE ¼ LESS BEG  
AT NE COR SD SUBD

TH S 130 FT TH WLY 134.6 FT TO PHYSICAL THERAPY 134 FT W OF E LN &amp; 117.5 FT S OF N LN OF

DS SUBD TH NWLY 41.4 FT TO PHYSICAL THERAPY 148 FT W & 78.5 FT S OF NE COR OF SUBD TH N  
789.5 FT TH E 148 FT TO BEG LESS RD – LESS CO RD REC # 810428039

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

| STANDARDS                                 | Z<br>O<br>N<br>E<br>S | COMMERCIAL/INDUSTRIAL    |                          |                       |                         |                     |                 |  |
|---|-----------------------|--------------------------|--------------------------|-----------------------|-------------------------|---------------------|-----------------|--|
|   |                       | PUBLIC                   |                          |                       |                         |                     |                 |  |
|   |                       | PUBLIC/<br>INSTITUTIONAL | NEIGHBORHOOD<br>BUSINESS | TOURIST<br>BUSINESS   | GENERAL<br>BUSINESS     | CENTRAL<br>BUSINESS | OFFICE          | INDUSTRIAL                               |
|   |                       | P/I                      | NB                       | TB                    | GB                      | CBD                 | O               | I  |
| Base Density:<br>Dwelling Unit/Acre       |                       |                          |                          | 8-12 du/ac            |                         | 36 du/ac            | 36 du/ac        |  |
| Maximum Density:<br>Dwelling Unit/Acre    |                       |                          |                          | 12 du/ac<br>(3)       |                         | 48 du/ac<br>(3)     | 48 du/ac<br>(3) |  |
| Minimum Lot Area                          |                       |                          |                          |                       |                         |                     |                 |  |
| Minimum Depth/ Width (1)                  |                       |                          |                          |                       |                         |                     |                 |  |
| Minimum Street Setback (17)               |                       | 10 ft                    | 10 ft (5)<br>20 ft. (11) | 10 ft<br>(2) (5) (14) | 10 ft (5)<br>25 ft (15) | 10 ft<br>(10) (5)   | 10 ft           | 25 ft<br>10 ft (9) (14)<br>(15)          |
| Minimum Interior Setback (13)             |                       | 20 ft<br>(7) (16)        | 10 ft.                   | 20 ft<br>(7) (14)     | 25 ft<br>(7) (15)       | 20 ft<br>(7)        | 20 ft<br>(7)    | 20 ft (7) (14)<br>(15)<br>50 ft (8) (14) |
| Base Height (10)                          |                       | 45 ft (4)                | 35 ft.                   | 35 ft (14)            | 35 ft                   | 35 ft (6) (12)      | 45 ft (4)       | 45 ft (14)                               |
| Maximum Building Coverage:<br>Percentage  |                       |                          |                          |                       |                         |                     |                 |  |
| Maximum Floor/Lot Ratio:<br>Square Feet   |                       | 4/1                      | 1/1                      | 1/1                   | 2/1                     | 2.5/1               | 4/1             | 3/1                                      |
| Maximum Impervious Surface:<br>Percentage |                       | 85%                      | 75%                      | 85%<br>(14)           | 85%                     | 90%                 | 75%             | 90%<br>(14)                              |
| Maximum Building Sq.<br>Footage           |                       |                          | 10,000                   |                       |                         |                     |                 |  |