

ORDINANCE NO. 560

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON CONCERNING AMENDMENTS TO THE CITY'S PERMITTED USE TABLES, MAKING FINDINGS OF FACT; AMENDING CHAPTER 21.08, PERMITTED USES; ESTABLISHING SECTION 21.14.410, DESIGN STANDARDS FOR OUTDOOR SALES LOTS; ESTABLISHING SECTION 21.14.420, DESIGN STANDARDS FOR GASOLINE SERVICE STATIONS; PROVIDING FOR TERMINATION OF RELATED MORATORIUMS; PROVIDING FOR SEVERABILITY; REQUIRING A COPY BE PROVIDED TO THE DEPARTMENT OF COMMERCE; PROVIDING FOR SUMMARY PUBLICATION BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to the requirements of the Washington State Growth Management Act, the City of Woodinville is required to develop and adopt development regulations implementing its Comprehensive Plan; and

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; and

WHEREAS, the Woodinville City Council has determined that certain amendments are necessary to update the Zoning Code in order to endeavor to fulfill the policies and goals of the Woodinville Comprehensive Plan; and

WHEREAS, the City Council added a zoning code amendment to the 2011 Docket List, to review the permitted uses in the Central Business and General Business zone; and

WHEREAS, the City Council referred this matter to the Woodinville Planning Commission for study and recommendation; and

WHEREAS, the Woodinville City Council adopted emergency Ordinance No. 540 on January 8, 2013 establishing a moratorium on the receipt and processing for permits for the establishment, operation, and/or maintenance of certain land uses within the General Business and Central Business Zoning Districts; and

WHEREAS, the Woodinville Planning Commission reviewed this matter at a study session on September 19, 2012, October 3, 2012, November 7, 2012, December 5, 2012, January 16, 2013, February 20, 2013 and March 27, 2013; and a public hearing on April 3, 2013; and

WHEREAS, the Woodinville Planning Commission recommends the amendments to the permitted use tables of the Woodinville Municipal Code; and

WHEREAS, the Woodinville City Council has reviewed the Planning Commission's recommendation and received additional public comment regarding the recommended changes at a public hearing on May 7, 2013, May 14, 2013, June 4, 2013, and June 18, 2013; and

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

WHEREAS, the Woodinville City Council has determined that the proposed amendments contained in Ordinance No. 560 are consistent with the City's Comprehensive Plan Goals and Policies, the purposes of the Zoning Code, and the required criteria in WMC 21.46.030; and

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

WHEREAS, adoption of this ordinance will promote the public health, safety, and general welfare within the City of Woodinville;

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

Section 1. Findings. The above recitals are adopted by this reference as findings in support of Section 2 of this Ordinance.

Section 2. Chapter 21.08, Permitted Uses, of the Woodinville Municipal Code is hereby amended as follows (new text is shown by underline; deletions of text are shown by ~~strike through~~); all other provisions of this section shall remain unchanged and in full force and effect:

**Chapter 21.08
PERMITTED USES**

Sections:

- 21.08.010 Establishment of uses.
- 21.08.020 Interpretation of land use tables.
- 21.08.030 Residential land uses.
- 21.08.040 Recreational/cultural land uses.
- 21.08.050 General services land uses.
- 21.08.055 Institutional land uses.
- 21.08.060 Business services land uses.
- 21.08.070 Retail/Wholesale land uses.
- 21.08.080 Manufacturing land uses.
- 21.08.090 Resource land uses.
- 21.08.100 Regional land uses.

21.08.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will or has been in continuous operation for a period exceeding 60 days. A use which will operate for less than 60 days is considered a temporary use, and subject to the requirements of Chapter 21.32 WMC. All applicable requirements of this code, or other applicable State or Federal requirements, shall govern a use located in the City of Woodinville.

21.08.020 Interpretation of land use tables.

- (1) The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

- (2) If no symbol appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.
- (3) If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in Chapters 17.07 through 17.17 WMC and the general requirements of the code.
- (4) If the letter "C" appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapters 17.07 through 17.17 WMC and the general requirements of the code.
- (5) If the letter "S" appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in Chapters 17.07 through 17.17 WMC and the general requirements of the code.
- (6) If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.
- (7) If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.
- (8) All applicable requirements shall govern a use whether or not they are cross-referenced in a section.
- (9) Only public parks or recreational facilities shall be allowed to locate in the Park zone (P).
- (10) Where there is a *, for the definition of this specific Land Use, see Chapter 21.06 WMC.

21.08.030 Residential land uses.

| A. RESIDENTIAL LAND USES | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|--------------------------|-------------|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| | | Q | Q | E | I | E | U | Q | U | E | U | E | U | F | N | U | N |
| | | W | D | D | G | I | S | U | S | N | S | N | S | F | D | B | S |
| | Z | | E | I | H | G | I | R | I | E | I | T | I | I | U | L | T |
| | Q | D | R | U | | H | N | I | N | R | N | R | N | C | S | I | I |
| KEY | N | E | A | M | D | B | E | S | E | A | E | A | E | E | T | C | T |
| P | E | N | T | | E | Q | S | T | S | L | S | L | S | | R | | U |
| Permitted Use | | | | | | | | | | | | | | | | | |
| C | | S | E | D | N | R | S | y | S | | S | | S | | I | | T |
| Conditional Use | | | | | | | | | | | | | | | | | |
| S | Special Use | | | E | S | H | | | | | | | | | A | | I |
| | | T | D | N | I | Q | | | | | | | | | L | | Q |
| | | Y | E | S | T | Q | | | | | | | | | | | N |
| | | | N | I | Y | D | | | | | | | | | | | A |
| | | | S | T | | | | | | | | | | | | | L |
| | | | I | Y | | | | | | | | | | | | | |
| | | | T | | | | | | | | | | | | | | |
| | | | Y | | | | | | | | | | | | | | |

| A. RESIDENTIAL LAND USES | | | | | | | | | | | | |
|--------------------------|------------------------|--------|--------|---------|------|----|----|----|-----|---|---|-----|
| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
| | DWELLING UNITS, TYPES: | | | | | | | | | | | |
| * | Single detached | P, | P, | P | | | | | P23 | | | |

| | | C19 | C19 | | | | | | | | | |
|--|--|------------|------------------|-----|-----|--|-----|---|--------------------|-----|----|-----|
| * | Duplex | P10 | P10 | P10 | P10 | | | | | | | |
| * | Townhome | C10, 12 | C7, 10, 12 | P | P | | P20 | | P1, 21, 22 | P18 | | |
| * | Apartment | | P11 | P | P | | P20 | | P1, 21, 22 | P18 | | |
| * | Mobile home park | | P | P | | | | | P21 | | | |
| 623311 623312 | Senior citizen assisted (See WMC 21.06.188 for definition) | | P11 | P | P | | | | P1, 21 | | | |
| | GROUP RESIDENCES: | | | | | | | | | | | |
| * | Community residential facility | C15 | C15 | P15 | P15 | | | | P1, 15, 21 | | | P15 |
| 721310 | Dormitory | C2 | C2 | P2 | P2 | | | | P1, 2, 4, 21 | | P2 | P13 |
| | ACCESSORY USES: | | | | | | | | | | | |
| * | Residential accessory uses | P3 | P3 | P3 | P3 | | | | P3 | | | P16 |
| * | Home occupation (8) | P | P | P | P | | | | P | | | |
| * | Home industry (9) | C | C | C | C | | | | | | | |
| | TEMPORARY LODGING: | | | | | | | | | | | |
| 721110 | Hotel/motel | | | | | | P5 | P | P | | | |
| 721191 * | Bed and breakfast inns | P6 | P6 | P6 | | | P5 | | P6 | | | |
| 721310 | Organization hotel/lodging | | | | | | | | | | | |
| 624221 * | Temporary shelter | | | | | | | | P4 | | | P17 |
| 721199 * | Youth hostel | | | | | | P5 | | P14 | | | |
| GENERAL CROSS REFERENCES:— Land Use Table Instructions, see WMC 21.02.070 and 21.08.020 (*) Definition of this Specific Land Use, see Chapter 21.06 WMC Development Standards, see Chapters 21.12 through 21.30 WMC General Provisions, see Chapters 21.32 through 21.38 WMC R-48/O Regulations, see WMC 21.38.030 Tourist District Overlay Regulations, see WMC 21.38.065 Application and Review Procedures, see Chapters 21.40 through 21.44 WMC | | | | | | | | | | | | |

B. Development Conditions.

- (1) Except as provided in this section, residential dwelling units are not permitted on the ground floor or below grade abutting a public street. Foyers or lobbies providing access to dwelling units may front onto a public street.
- (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 50 percent of the living area of the primary residence;
 - (iv) One additional off-street parking space is provided; and
 - (v) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied.
- (b) Accessory Aircraft. One single- or twin-engine general aviation aircraft shall be permitted only on lots which abut, or have a legal access which is not a public right-of-way to, a waterbody or landing field, provided:
 - (i) No aircraft sales, service, repair, charter or rental;
 - (ii) No storage of aviation fuel except that contained in the tank or tanks of the aircraft; and
 - (iii) Storage hangars shall not exceed 20 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 nonprofit community organization.~~ Allowed only as an accessory to another permitted use. Limited to the maximum density in the zone, pursuant to Chapter 21.12 WMC.
- (5) ~~See WMC 21.38.065, Special district overlay—Tourist District.~~ Reserved.
- (6) ~~Only as an accessory to the permanent residence of the operator, provided:~~ Reserved.
 - (a) ~~Serving meals to paying guests shall be limited to breakfast;~~
 - (b) ~~The number of guest rooms shall not exceed three; and~~
 - (c) ~~The fee owner of the residence serving as a bed and breakfast must reside on the premises.~~
- (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 WMC 21.30.040.
- (9) Home industries are subject to the requirements and standards contained in WMC 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 critical areas prohibits 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.~~ Reserved.
- (15) The number of occupants shall not exceed the occupant load of the structure, calculated as provided in Chapter 15.04 WMC, Building Codes, 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.~~ Reserved.
- (18) Limited to current location. No new townhomes or apartments are permitted in the office zone except on the site currently containing townhomes or apartments 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 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 percent of the entire area development may include residential uses. No direct residential dwelling unit entrances or exits may be permitted onto NE 148th Avenue NE, NE 145th Street, or Woodinville-Redmond Road.

(21) Residential dwelling units are not permitted within 300 feet of State Route 522.

(22) In the Pedestrian Core Design District only, residential and/or retail uses shall be required for all new development on the ground floor as shown on the map titled "Map Designating Streets for Mandatory Residential and Retail Development at Street Level – Pedestrian Core Design District." Where retail is provided on the ground floor, it shall be a minimum of 30 feet deep and when constructed at street corners or intersections, shall be constructed in compliance with WMC 21.14.600 and 21.14.920.

(23) No new single-family detached dwelling units are permitted except on the sites with existing single-family detached dwelling units on December 24, 2012.

21.08.040 Recreational/cultural land uses.

| A. RECREATIONAL/ CULTURAL LAND USES | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|-------------------------------------|---|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| | | O | O | E | I | E | U | O | U | E | U | E | U | F | N | U | N |
| | | W | D | D | G | I | S | U | S | N | S | N | S | F | D | B | S |
| | Z | | E | I | H | G | I | R | I | E | I | T | I | I | U | L | T |
| | O | D | R | U | | H | N | I | N | R | N | R | N | C | S | I | I |
| KEY | N | E | A | M | D | B | E | S | E | A | E | A | E | E | T | C | T |
| P— | E | N | T | | E | O | S | T | S | L | S | L | S | | R | | U |
| Permitted Use | | | | | | | | | | | | | | | | | |
| C— | | S | E | D | N | R | S | y | S | | S | S | | I | | T | |
| Conditional Use | | | | | | | | | | | | | | | | | |
| S—Special Use | | I | | E | S | H | | | | | | | | A | | I | |
| | | T | D | N | I | O | | | | | | | | L | | O | |
| | | Y | E | S | T | O | | | | | | | | | | | N |
| | | | N | I | Y | D | | | | | | | | | | | A |
| | | | S | T | | | | | | | | | | | | | L |
| | | | I | Y | | | | | | | | | | | | | |
| | | | T | | | | | | | | | | | | | | |
| | | | Y | | | | | | | | | | | | | | |

A. RECREATIONAL/ CULTURAL LAND USES

| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
|------------------|----------------------------------|--------|--------|---------|------|----|----|-------|-----|---|-----------|--------|
| | PARK /RECREATION: | | | | | | | | | | | |
| * | Parks | P1 | P1 | P1 | P1 | P1 | P1 | P | P | | P | P |
| * | Trails | P | P | P | P | P | P | P | P | | P | P |
| * | Destination resorts | | | | | | | | €2 | | | |
| * | Marina | | | C4 | C4 | | P5 | PC9 | PC9 | | P | |
| | AMUSEMENT/ ENTERTAINMENT: | | | | | | | | | | | |
| 512131 | Theater | | | | | | | P6 | P6 | | | |
| 512132 | Theater, drive-in | | | | | | | €6 | €6 | | | |
| 711110 711130 | Plays/Theatrical production | | | | | | P6 | P6 | P6 | | P6, 16 | P6, 16 |
| 71395 | Bowling center | | | | | | | P | P | | | |
| 71394* | Sports club | C4 | C4 | C4 | C4 | | C | P | P | | C | |
| 71391* | Golf facility | C7 | C7 | C7 | C7 | | | P | | | | |
| 71391 | Golf driving range | | | | | | | P7C17 | C17 | | | |
| * | Shooting range | | | | | | | P | | | C8, 10 | |
| 71312* | Amusement arcades | | | | | | P | P | P | | | |
| 71311 | Amusement park | | | | | | | P | € | | | |

| | | | | | | | | | | | | |
|-------|-----------------------------------|-----------|-----------|--------|-----------|--|---|-----|----|--|-----|-----|
| * | Outdoor performance center | | | | | | S | S | S | | | |
| * | Indoor batting cage facility | | | | | | | | | | C13 | |
| * | Indoor go-cart facility | | | | | | | P14 | | | | |
| | CULTURAL: | | | | | | | | | | | |
| 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 | | P | P15 |
| * | Civic center | | | | | | | | | | | P |
| * | Community center | | | | | | | | | | | P |
| * | Conference center | P11, C | P11, C | P11, C | P11, C | | | C | PC | | | |

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

B. Development Conditions.

- (1) The following conditions and limitations shall apply, where appropriate:
 - (a) No stadiums on sites less than 10 acres;
 - (b) Lighting for structures and fields shall be directed away from residential areas;
 - (c) Structures or service yards shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
- (2) Except recreational vehicle parks.
- (3) Limited to publicly owned facilities.
- (4) Limited to recreation facilities for residents of a specified residential development.
- (5) Limited to day moorage.
- (6) Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school-licensed daycare centers, public parks, community centers, public libraries or churches that conduct religious or educational classes for minors.
- (7) Structures, driving ranges and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
- (8) ~~Reserved: Shooting Ranges.~~
 - (a) Structures and ranges shall maintain a minimum distance of 50 feet from property lines adjoining residential zones or developments with residential uses;
 - (b) Ranges shall be designed to prevent stray or ricocheting projectiles or pellets, or any spent rounds or other hazardous materials from leaving the property; and
 - (c) Site plans shall include safety features of the range; provisions for reducing noise produced on the firing line; and elevations of the range showing target area, backdrops or butts.

- (d) All activities associated with the shooting range shall not exceed the noise limitations adopted by WMC 8.08.040 and WAC 173-60-040.
- (e) Shooting ranges are not permitted in the Tourist District Overlay.
- (f) Shooting ranges shall be subject to an inspection, every one to three years, or as part of a business license renewal program, as determined by the Director. The cost of the inspection shall be paid by the operator of the shooting range. The purpose of the inspection will be to confirm that operations continue in conformance with the approved permit.
- (9) ~~Reserved.~~ Limited to marina facilities for non-motorized craft and/or for motorized crafts with engines of 5 horsepower or less.
- (10) Only in an enclosed building.
- (11) Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a landmark subject to the provisions of Chapter 21.31 WMC.
- (12) Only as accessory to a nonresidential use established through a discretionary permit process and limited in scale to ensure compatibility with surrounding neighborhoods.
- (13) Indoor batting facilities are subject to the following conditions and limitations:
 - (a) Facilities open to youth under the age of 18 shall not be located in the Sexually Oriented Business Overlay District.
 - (b) The facility shall require the minimum safety standards as provided for a national youth baseball association such as the Little League Association.
 - (c) Signs regarding safety rules must be prominently displayed.
 - (d) Pedestrian walkways shall be clearly marked.
 - (e) The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in Chapter 15.04 WMC, Building Codes) shall not be located in any spaces adjacent to the indoor batting facility; or the facility shall be located in a single occupancy building.
 - (f) Retail sales at an indoor batting facility shall be limited to baseball-related items, and the retail sales area shall not exceed 500 square feet.
 - (g) Children under the age of 15 are not permitted on the premises without a supervising adult.
 - (h) On-site food preparation is prohibited.
 - (i) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
- (14) Indoor go-cart racing facilities are subject to the following conditions and limitations:
 - (a) Signs regarding safety rules must be prominently displayed.
 - (b) Pedestrian walkways shall be clearly marked.
 - (c) The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H occupancies as defined in Chapter 15.04 WMC, Building Codes) shall not be located in any spaces adjacent to the indoor go-cart racing facility, or the facility shall be located in a single occupant building.
 - (d) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
 - (e) Until and unless the City adopts an overriding noise ordinance, the maximum noise levels (dBA) associated with the operation of any go-cart racing facility shall not exceed the following maximum dBAs:

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

*Reduced to by 10 dBA between the hours of 10:00 p.m. and 7:00 a.m.

(f) Loitering outside the facility shall be strictly controlled by the facility's management.

(g) Prior to the opening of the facility, proof of suitable insurance is required.

(15) Permitted within a publicly owned building as part of a standard lease or other use agreement between the church, temple, or synagogue and the owner or operator of the underlying property.

(16) Only as an accessory use to another permitted use.

(17) Golf driving range uses are limited to the following:

(a) All activities must take place within an enclosed building.

(b) All activities associated with the golf driving range are only allowed as an accessory use to another permitted use, not to exceed 49 percent of gross floor area.

21.08.050 General services land uses.

| A. GENERAL SERVICES LAND USES | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|-------------------------------|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| Z | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| Ø | Ø | Ø | E | I | E | U | Ø | U | E | U | E | U | F | N | U | N |
| Ø | W | D | D | G | I | S | Ø | S | N | S | N | S | F | D | B | S |
| Ø | | E | I | H | G | I | R | I | E | I | F | I | I | U | L | T |
| K | D | R | U | | H | N | I | N | R | N | R | N | C | S | I | I |
| E | E | A | M | D | B | E | S | E | A | E | A | E | E | T | C | T |
| Y | | | | | | | | | | | | | | | | |
| P—Permitted Use | N | T | | E | Ø | S | T | S | L | S | L | S | | R | U | |
| C—Conditional Use | S | E | D | N | R | S | y | S | S | | S | | | I | T | |
| S—Special Use | I | | E | S | H | | | | | | | | | A | I | |
| | T | D | N | I | Ø | | | | | | | | | L | Ø | |
| | Y | E | S | T | Ø | | | | | | | | | | N | |
| | | N | I | Y | D | | | | | | | | | | A | |
| | | S | T | | | | | | | | | | | | L | |
| | | I | Y | | | | | | | | | | | | | |
| | | T | | | | | | | | | | | | | | |
| | | Y | | | | | | | | | | | | | | |

A. GENERAL SERVICES LAND USES

| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
|------------------|-----------------------------------|----------------|-------------|-------------|-------------|-----|-----|------------|------------|--------|----|-----|
| | PERSONAL SERVICES: | | | | | | | | | | | |
| 8121 | General personal service | | | | | P20 | P | P | P | P3, 23 | | P18 |
| 81232 | Dry cleaning and laundry services | | | | | P33 | | P | P | | P | |
| 812332 | Industrial launderers | | | | | | | | | | P | |
| 81221 | Funeral home/crematory | C4 | C4 | C4 | C4 | | | P47 | P | | P | |
| 81222 | Cemetery, columbarium | P C5, 26 | P C5, 26 | P C5, 26 | P C5, 26 | | | P26, C5 | P26, C5 | | | |
| * | Daycare I | P6 | P6 | P6 | P6 | P | | P | P | P7, 23 | P7 | P18 |
| * | Daycare II | P8 | P8 | P8 | P8 | P | | P | P | | P7 | P18 |
| 541940 | Veterinary services | | | | | P10 | | P10 | P10 | | P | |
| 81111 – 81112 | Automotive repair (1) | | | | | P11 | | PC22 | P22 | | P | P |
| 81119 | Automotive service | | | | | P11 | P11 | P22 | PC22 | | P | |

| | | | | | | | | | | | | |
|----------------|--|--------------------------|--------------------------|--------------------------|--------------------------|-----|--|-------------------|-------------------|----------------|-----|----------------|
| 8112, 8114 | Miscellaneous repair | | | | | | | P | P | | P | |
| 6241 – 6243 | Social services | P12, C13 | P12, C13 | P12, C13 | P12, C13 | P13 | | | P | P23 | | P |
| * | Stable | P14, C | | | | | | | | | | |
| 812910 | Pet care services (2) | C9 | | | | | | | P27, 36 | P27, 35 | | P27, 36 |
| | HEALTH SERVICES: | | | | | | | | | | | |
| 6211 – 6214 | Medical office/outpatient clinic | P12, 30 C13, 30 | P12, 30 C13, 30 | P12, 30 C13, 30 | P12, 30 C13, 30 | P | | P30 | P30 | P30 | | P18, 30 |
| 6231 – 6232 | Nursing and personal care facilities | | | | | C30 | | P30 | P30 | | | P18, 30 |
| 62211 | Hospital | | | | | | | P30 | P30 | | | P18, 30 |
| 6215 339116 | Medical/dental lab | | | | | | | P30 | P30 | | P30 | P18, 30 |
| 62199 | Miscellaneous health | | | | | | | P30 | P30 | P3, 23, 37 | | P18, 30, 37 |
| | EDUCATION SERVICES: | | | | | | | | | | | |
| 61111 | Elementary or middle/junior high school | P16, 30 C30 | P16, 30 C15, 30 | P16, 30 C30 | P16, 30 C30 | | | C30, 43 | C30, 43 | C30, 31 | C38 | P30 |
| 61111 | Secondary or high school | P16, 30 C30 | P16, 30 C15, 30 | P16, 30 C30 | P16, 30 C30 | | | C30, 43 | P30, 43 | | C38 | P30 |
| 61151* | Vocational school | | | | | | | P30, 43, 45 | P30, 43, 45 | P17, 20, 23 | P30 | P30 |
| * | Specialized instruction school | P19, 30 | P19, 30 | P19, 30 | P19, 30 | P | | P30, 43, 45 | P30, 43,45 | | C32 | P21, 30 |
| * | Preschool | C28, 30 | C28, 30 | C28, 30 | C28, 30 | P | | P30, 43 | P30, 43 | | | P21, 30 |
| * | School district support facility | C25, 30 | C25, 30 | C25, 30 | C25, 30 | | | P30, 44 | P30, 44 | | P30 | P30 |
| 611620 | Gymnastic schools | | | | | | | P29, 30, 43 | P29, 30, 43 | | | C29, 30 |

| | | | | | | | | | | | | |
|-------------|-------------------------------------|---------------------------------------|-----|-----|-----|-----|---------|-----|---------|--|----|-----|
| 611620 | Sports and recreational instruction | P19 | P19 | P19 | P19 | P24 | C | P43 | P43 | | C | |
| 611691 | | | | | | P34 | | | | | | |
| 611699 | | Miscellaneous schools and instruction | | | | | | | | | | |
| | <u>TEMPORARY LODGING:</u> | | | | | | | | | | | |
| 721110 | Hotel/motel | | | | | | P4 8 | P | P | | | |
| 721191 * | Bed and breakfast inns | P39 | P39 | P39 | | | P4 8 | | | | | |
| 721310 | Organization hotel/lodging | | | | | | | | | | | |
| 624221 * | Temporary shelter | | | | | | | | P40 | | | P42 |
| 721199 * | Youth hostel | | | | | | P4 8 | | P41, 46 | | 41 | |

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

B. Development Conditions.

- (1) Except NAICS Industry No. 326212 – Tire retreading, see manufacturing permitted use table.
- (2) Excluding dog pounds.
- (3) Permitted only on sites with a High Density Residential (R-48)/Office zone designation and limited to NAICS Industry Group and Industry Nos.:
 - (a) 81211 – Beauty shops;
 - (b) 81211 – Barber shops; and
 - (c) 81232 – Garment pressing and agents for laundries and dry cleaners.
- (4) Only as an accessory to a cemetery.
- (5) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
- (6) Only as an accessory to residential use, provided:
 - (a) Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - (b) Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - (c) Only two nonresident staff are present on site at any one time.
- (7) Permitted as an accessory use, see commercial/industrial accessory uses, WMC 21.08.060(A).
- (8) Only as a reuse of a public school facility subject to the provisions of Chapter 21.32 WMC, an accessory use to a school or church, provided:
 - (a) Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
 - (b) Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - (c) Direct access to a developed arterial street shall be required in any residential zone; and

- (d) Hours of operation may be restricted to assure compatibility with surrounding development.
- (9) Only as an accessory to a residential use, provided:
 - (a) No more than 20 percent of the area of the residential use is dedicated to pet care services.
 - (b) The portion of the building in which animals are kept shall be soundproof.
 - (c) No exotic animal is permitted at any time.
- (10)(a) No burning of refuse or dead animals is allowed;
 - (b) The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
 - (c) The provisions of Chapter 21.30 WMC relative to animal keeping are met.
- (11) Only as an accessory to a gasoline service station, see retail and wholesale permitted use table (WMC 21.08.070(A)).
- (12) Only as a reuse of a public school facility subject to the provisions of Chapter 21.32 WMC.
- (13) Only as a reuse of surplus nonresidential facility subject to Chapter 21.32 WMC.
- (14) Covered riding arenas shall not exceed 20,000 square feet; stabling areas, whether attached or detached, shall not be counted in this calculation and are subject to the provisions of WMC 21.30.030.
- (15) Limited to projects which do not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
- (16) Only as a reuse of a public school facility subject to the provisions of Chapter 21.32 WMC. An expansion of such school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of the sewer local service area (LSA), unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
- (17) All instruction must be within an enclosed structure.
- (18) Only as an accessory to a hospital or other permitted institutional use.
- (19) Only as an accessory to residential use, provided:
 - (a) Students are limited to 12 students in any 24-hour period;
 - (b) All instruction must be within an enclosed structure;
 - (c) Structures used for the school shall maintain a distance of 25 feet from property lines of adjoining residential zones; and
 - (d) Hours of operation may be restricted to assure compatibility with surrounding development.
- (20) Nail salons and similar uses designated as NAICS No. 812113 are permitted only if the business is connected to a public sewer.
- (21) Limited to publicly owned facilities.
- (22) Services and other business and commercial activities shall only be provided in an enclosed, residential and commercial mixed-use building.
- (23) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
- (24) Limited to martial arts instruction, yoga instruction and fitness instruction and training.
- (25) Only when adjacent to an existing or proposed school.
- (26) Limited to columbariums accessory to a church; provided, that existing required landscaping and parking are not reduced.
- (27)(a) The portion of the building in which animals are kept shall be soundproof.
 - (b) All run areas and confinement areas shall be within the building.
 - (c) No exotic animal is permitted at any time.

- (28) Operation limited to the hours between 8:30 a.m. and 3:30 p.m., Monday through Friday. A maximum of 12 children at any one time may be present, with no more than 24 children permitted in a 24-hour period.
- (29) Gymnastics schools are allowed, subject to the following conditions:
- (a) A gymnastic school shall be a member in good standing of the United States Gymnastics Federation.
 - (b) A gymnastic school shall demonstrate conformance to guidelines of the United States Gymnastics Federation for equipment used for gymnastics instruction.
 - (c) A safe student "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
 - (d) Retail sales at a gymnastic school shall be limited to gymnastic-related items, and the retail sales area shall not exceed 500 square feet.
- (30) If use abuts an agriculturally zoned property, the following conditions apply:
- (a) Buildings and parking areas must be set back 50 feet from the property line abutting an agriculturally zoned parcel;
 - (b) Fifty feet of Type II landscaping is required in the setback; and
 - (c) Nonemergency access through or to the agriculturally zoned parcel is prohibited.
- (31) Elementary/junior high schools are allowed in Office Zones that are adjacent to the Urban Growth Area Boundary.
- (32) Limited to dance instruction and subject to the following conditions:
- (a) Pedestrian walkways shall be clearly marked.
 - (b) The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in Chapter 15.04 WMC, Building Codes) shall not be located in any spaces adjacent to the dance instruction facility; or the facility shall be located in a single occupancy building.
 - (c) Retail sales shall be limited to dance-related items, and the total retail sales area shall not exceed 500 square feet.
 - (d) On-site food preparation is prohibited.
 - (e) A safe pedestrian "pick-up/drop-off" area that does not interfere with local traffic shall be provided.
- (33) Service limited to:
- (a) Drop-off and pick-up only;
 - (b) Gross floor area of 1,800 square feet; and
 - (c) The cleaning technology used at the off-site laundry cleaning process facility to clean clothing delivered for pick-up is restricted to certified nontoxic products and chemicals. Proof of compliance with this requirement shall be provided to the Director of Development Services or his designee upon request on a form approved by the Director.
- (34) These facilities may not provide shower and bathing facilities, hot tubs, spas, swimming pools, or other uses that use a large volume of water.
- (35) Only grooming and training services are permitted.
- (36) No burning of refuse or dead animals is allowed.
- (37) Excepting "cannabis dispensaries" and "cannabis collective gardens" as those terms are defined or described in this code and/or under State law, which facilities or uses are prohibited in all zoning districts of the City.
- (38) Limited to junior high/secondary schools grades seven (7) through (12) and subject to the following conditions:
- (a) Pedestrian walkways shall be clearly marked.
 - (b) The business owner shall provide to the City a signed statement by the building owner declaring that High Hazard Occupancies (Type H Occupancies as defined in Chapter 15.04

- WMC, Building Codes) shall not be located in any spaces adjacent to the school; or the facility shall be located in a single occupancy.
- (c) A safe pedestrian “pick up/drop off area that does not interfere with local traffic shall be provided.
 - (d) Schools shall be located 330 feet from any adult entertainment facility.
 - (e) A parking plan is required to assure enough available parking is on site
 - (f) The school will be a closed campus where students will remain on site during operation hours.
 - (g) Class size shall be limited to the occupancy load permitted by the certificate of occupancy.
- (39) Only as an accessory use to the permanent residence of the operator, provided:
- (a) Serving meals to paying guests shall be limited to breakfast;
 - (b) The number of guest rooms shall not exceed three; and
 - (c) The fee owner of the residence serving as a bed and breakfast must reside on the premises.
- (40) Only as an accessory use to an institution, school, public agency, church, synagogue, temple, or nonprofit community organization.
- (41) Also permitted in the Tourist District. See WMC 21.38.065.
- (42) Only as an accessory use to an institution, school, or public agency.
- (43) Limited to a maximum of 25,000 square feet of gross floor area.
- (44) Limited to school district administrative offices.
- (45) Indoor classroom instruction only. No outdoor or manufacturing instruction shall be conducted.
- (46) Limited to a maximum of 25,000 square feet of gross floor area.
- (47) Limited to funeral homes. Crematory services not permitted.
- (48) See WMC 21.38.065, Special district overlay – Tourist District.

21.08.055 Institutional land uses.

| A. INSTITUTIONAL LAND USES | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|----------------------------|---|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| | | O | O | E | I | E | U | O | U | E | U | E | U | F | N | U | N |
| | | W | D | D | G | I | S | U | S | N | S | N | S | F | D | B | S |
| | Z | | E | I | H | G | I | R | I | E | I | T | I | I | U | L | T |
| | O | | D | R | U | H | N | I | N | R | N | R | N | C | S | I | I |
| KEY | N | | E | A | M | D | B | E | S | E | A | E | A | E | T | C | T |
| P— | E | | N | T | | E | O | S | T | S | L | S | L | S | R | | U |
| Permitted Use | | | | | | | | | | | | | | | | | |
| C— | | S | E | D | N | R | S | y | S | | S | | S | | I | | T |
| Conditional Use | | | | | | | | | | | | | | | | | |
| S— | | I | | E | S | H | | | | | | | | | A | | I |
| Special Use | | | | | | | | | | | | | | | | | |
| | | T | D | N | I | O | | | | | | | | | L | | O |
| | | Y | E | S | T | O | | | | | | | | | | | N |
| | | | N | I | Y | D | | | | | | | | | | | A |
| | | | S | T | | | | | | | | | | | | | L |
| | | | I | Y | | | | | | | | | | | | | |
| | | | T | | | | | | | | | | | | | | |
| | | | Y | | | | | | | | | | | | | | |

A. INSTITUTIONAL LAND USES

| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
|--------|---|--------------|--------------|--------------|--------------|-----|--------|-----------|------------|-----------|-------|--------|
| * | Public agency or utility office | P1, 9, C2, 9 | | | P9 | P9, 15 | P9 | | P9 |
| * | Public agency or utility yard | P3, 9 | P3, 9 | | | | | P9 | P9, 13 | | P9 | P9 |
| * | Public agency archives | | | | | | | P9 | P9, 13 | P14 | P9 | P9 |
| 92211 | Court | | | | | | | | P9, 13 | | | P9 |
| 92212 | Police facility | | | | | P5 | | P9 | P9, 13 | | P9 | P9 |
| 92216 | Fire facility | C4, 9 | C4, 9 | C4, 9 | C4, 9 | | P9, C4 | P9 | P9, 13 | | P9 | P9 |
| * | Utility facility | P9 | P9 | P9 | P9 | | P9 | P9, 16, C | P9, 16, C | | P9 | P9 |
| * | Minor communication facility (6) | C9 | C9 | C9 | C9 | | C9 | P9 | P9 | P9, 14 | P9 | C9, 12 |
| * | Private storm water management facility | P7, 9 | P7, 9 | P7, 9 | P7, 9 | | P8, 9 | P8, 9 | P8, 9 | P8, 9, 14 | P8, 9 | P9 |
| * | Interim recycling facility | P9, 10, 11 | P9, 10, 11 | P9, 10, 11 | P9, 10, 11 | P10 | | P9, 17 | P9, 13, 17 | | P9 | P9, 12 |

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

B. Development Conditions.

- (1) Only as a re-use of a public school facility subject to the provisions of Chapter 21.32 WMC.
- (2) Only as a re-use of a surplus nonresidential facility subject to Chapter 21.32 WMC.
- (3) Limited to material storage for road maintenance facilities.
- (4) (a) All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining Residential zones;
(b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street; and
(c) No outdoor storage.
- (5) Limited to police substation facilities.
- (6) Minor communication facilities shall be regulated relative to setback and height pursuant to Chapter 21.12 WMC.
- (7) Such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities.
- (8) Such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
- (9) If use abuts an agriculturally zoned property, the following conditions apply:
 - (a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
 - (b) Fifty feet of Type II landscaping is required in the setback; and
 - (c) Nonemergency access through or to the agriculturally zoned parcel is prohibited.
- (10) Limited to drop box facilities accessory to a public or community use such as a school, fire station, or community center.
- (11) All processing and storage of material shall be within enclosed buildings and excluding yard waste processing.
- (12) Limited to publicly owned facilities.
- (13) Not permitted in the Pedestrian Core Design District; see WMC 21.14.310.
- (14) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
- (15) No outdoor storage or display. All activity associated with permitted use shall take place within an enclosed building.
- (16) Utility facilities that are accessory to another permitted use are permitted outright. All other utility facilities require a conditional use permit.
- (17) Only drop box facilities are allowed as accessory use to another permitted uses. Drop box facilities shall be within an enclosed building or within a structure that meets the City's design standards.

21.08.060 Business services land uses.

| A. BUSINESS SERVICES LAND USES | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|--------------------------------|---|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| | | O | O | E | I | E | U | O | U | E | U | E | U | F | N | U | N |
| | | W | D | D | G | I | S | U | S | N | S | N | S | F | D | B | S |
| | Z | | E | I | H | G | I | R | I | E | I | T | I | I | U | L | T |
| | O | | D | R | U | H | N | I | N | R | N | R | N | C | S | I | I |
| KEY | N | | E | A | M | D | B | E | S | E | A | E | A | E | E | T | C |
| P— | E | | N | T | E | O | S | T | S | L | S | L | S | | R | | U |
| Permitted Use | | | | | | | | | | | | | | | | | |
| C— | | S | E | D | N | R | S | y | S | | S | | | | I | | T |
| Conditional Use | | | | | | | | | | | | | | | | | |
| S—Special Use | | I | | E | S | H | | | | | | | | | A | | I |
| | | T | D | N | I | O | | | | | | | | | L | | O |
| | | Y | E | S | T | O | | | | | | | | | | | N |
| | | | N | I | Y | D | | | | | | | | | | | A |
| | | | S | T | | | | | | | | | | | | | L |
| | | | I | Y | | | | | | | | | | | | | |
| | | | T | | | | | | | | | | | | | | |
| | | | Y | | | | | | | | | | | | | | |

A. BUSINESS SERVICES LAND USES

| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
|---------------------------|---|--------|--------|---------|------|----|----|------|--------------|-----------|---|-----|
| 233— 235236- 238 | Construction and trade | | | | | | | P | P17 | P7, 10 | P | |
| * | Individual transportation and taxi base | | | | | | | P18 | P17, 2018 | | | |
| 4841-2 492 | Trucking and courier service | | | | | | | PC29 | P12, 20 | P7, 13 | P | |
| 493 | Warehousing (1) and wholesale trade | | | | | | | | | | P | |
| 53113* | Self-service storage | | | C14 | C14 | | | P | | P7, 11 | P | |
| 49313, 49312 | Farm product warehousing, refrigeration and storage | | | | | | | | | | P | |
| * | Log storage | | | | | | | | | | P | |
| 4882, 48849, 488991 | Transportation service | | | | | | | P | | | P | |
| 48851 | Freight and cargo service | | | | | | | P | | P7, 10 | P | |
| 5615 | Passenger transportation service | | | | | | | P | P20 | P7 | | |
| 51322 | Communication offices | | | | | | | P | P | P7 | P | |

| | | | | | | | | | | | | |
|-------------------|--|-----|-----|-----|-----|------------|------------|-------------------|--------------------|------------|------------|-----|
| 5133 | Telegraph and other communications | | | | | | | P | P | P7 | P | |
| * | General business service | | | | | P8 | P | P | P | P | P16 | |
| * | Professional office | | | | | P | P26, 27 | P | P | P | P16 | P3 |
| 54185 | Outdoor advertising service | | | | | | | <u>P17, 30</u> | <u>P20, 17, 30</u> | P7, 17 | P | |
| 323114 561439 | Photocopying and duplicating service | | | | | P15, 28 | P | <u>P</u> | <u>P</u> | <u>P</u> | <u>P16</u> | |
| 53212 5322-43 | Miscellaneous equipment rental | | | | | | | P | <u>P17, 21</u> | | P | P4 |
| 5324 | <u>Machinery and equipment rental</u> | | | | | | | | | | <u>P</u> | |
| 53211 | Automotive rental and leasing | | | | | | | P | P17 | | | |
| 81293 | Automotive parking | P19 | P19 | P19 | P19 | | | <u>P25</u> | <u>P25</u> | | P | P5 |
| 711211 7113-4 | Professional sport teams/promoters | | | | | | | P | P7 | | | |
| <u>5415, 5112</u> | <u>Software development and publishing</u> | | | | | <u>P30</u> | <u>P30</u> | <u>P30</u> | <u>P30</u> | <u>P30</u> | | |
| 5417 | Research, development and testing | | | | | | | <u>P2, 17, 31</u> | <u>P2, 17, 31</u> | | P2 | P6 |
| 8113* | Heavy equipment and truck repair | | | | | | | P | | | P | |
| * | Commercial/industrial accessory uses | | P22 | | | | P22 | P | P | P7 | P | |
| 561431 | Mailbox rental services | | | | | P15, 28 | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P16</u> | |
| * | Helistop (<u>emergency landings excluded from permitting requirements</u>) | | | | | C23 | C23 | <u>C24, 32</u> | <u>C24, 32</u> | C7, 23 | C24 | C24 |

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

- B. Development Conditions.
 (1) Except self-service storage.

- (2) Except NAICS Industry No. 54172 – Commercial, economic, sociological, and educational research. See general business services/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) Except for NAICS Major Group Nos. 541, 561 and 323.
- (9) No outdoor storage of materials.
- (10) Limited to office uses. No storage of nonoffice 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 12 units, provided:
- (a) The gross floor area in self-service storage shall not exceed 50 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) Service limited to the use of dry-ink toner copying only, and toxic chemical usage for any of the processing equipment, either as part of the process or for cleaning and maintenance of equipment, is prohibited.
- (16) Only as an accessory use to another permitted use, not to exceed 49 percent of gross floor area.
- (17) No outdoor storage or display. All activity associated with permitted use shall take place within an enclosed building.
- (18) ~~Reserved.~~ Individual transportation and taxi services are permitted.
- (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 Public Works Department.
- (20) Not permitted in the Pedestrian Core Design District or Civic/Gateway Design District; see WMC 21.14.310.
- (21) ~~Reserved.~~ Limited to NAICS 5322, Consumer Goods Rental.

- (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) Reserved. Parking lots that are intended as a primary use must be completely within an enclosed structure. All parking lots and garages shall conform to the City's adopted design standards in Chapter 21.14 WMC.
- (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 percent of the gross square footage of the ground floor of any building may be used for professional office uses, and up to 40 percent of gross square footage of floors above the ground floor for the entire development may be used for professional office uses.
- (28) Services such as photographic processing, photo printing or other types of photo processing that employ wet chemical processes are prohibited.
- (29) Reserved.
- (30) Office, service and sales uses are permitted. Manufacturing uses are not permitted.
- (31) Research, development and testing uses may not use bio-hazardous, radioactive, nuclear, or fissile materials.
- (32) Limited to rooftop helistops.

21.08.070 Retail/Wholesale land uses.

| A. RETAIL/WHOLESALE LAND USES | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|-------------------------------|---|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| | | O | O | E | I | E | U | O | U | E | U | E | U | F | N | U | N |
| | | W | D | D | G | I | S | U | S | N | S | N | S | F | D | B | S |
| | Z | | E | I | H | G | I | R | I | E | I | F | I | I | U | L | T |
| | O | | D | R | U | H | N | I | N | R | N | R | N | C | S | I | I |
| KEY | N | | E | A | M | D | B | E | S | E | A | E | A | E | T | C | T |
| P | E | | N | T | | E | O | S | T | S | L | S | L | S | R | | U |
| Permitted Use | | | | | | | | | | | | | | | | | |
| C | | S | E | D | N | R | S | y | S | | S | | S | | I | | T |
| Conditional Use | | | | | | | | | | | | | | | | | |
| S | | I | | E | S | H | | | | | | | | | A | | I |
| Special Use | | | | | | | | | | | | | | | | | |
| | | T | D | N | I | O | | | | | | | | | L | | O |
| | | Y | E | S | T | O | | | | | | | | | | | N |
| | | | N | I | Y | D | | | | | | | | | | | A |
| | | | S | T | | | | | | | | | | | | | L |
| | | | I | Y | | | | | | | | | | | | | |
| | | | T | Y | | | | | | | | | | | | | |

A. RETAIL/WHOLESALE LAND USES

| NAICS# | SPECIFIC LAND USE | R1 - 4 | R5 - 8 | R9 - 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
|------------|---|--------|--------|---------|------|------|------|----------|----------------------|-----|----|-----|
| 423 | Wholesale trade (34) | | | | | P34 | P34 | P34 | P34 | P34 | P | P34 |
| * | Building, hardware and garden materials | | | | | P2 | P | P | P4, 28 | | | |
| * | Forest products sales | | | | | | | | | | P | |
| * | Department and variety stores | | | | | | P5 | P | P | | | |
| 445 | Food stores | | | | | P | P | P | P29 | | | |
| * | Agricultural crop sales | P3, 7 | | | | | | | | | | |
| * | Motor vehicle and boat dealers | | | | | | | P31, 32 | P8, 27, 30, 31 | | | |
| 4413 | Auto supply stores | | | | | | | P9 | P9, 30 | | P | |
| 4471 | Gasoline service stations | | | | | P | P | PC12, 33 | P12, 27, C12, 27, 33 | | P | |
| 448 | Apparel, jewelry and accessory stores | | | | | P | P | | P | | | |
| * 44311 | Furniture and home furnishings stores | | | | | | P21 | P | P | | | |
| 722 | Eating and drinking places | | | | | P10, | P10, | P | P12 | P17 | P6 | P1 |

| | | | | | | | | | | | | |
|-------|---|--|--|--|--|-----|----------|--------------------------------------|------------|------------|------------|-----|
| | | | | | | 16 | 16 | | | | | |
| * | Tasting room | | | | | | <u>P</u> | P | P | P12 | P26 C25 | |
| * | Drug stores | | | | | P23 | P | P | P | P18, 19 | | P13 |
| 44531 | Liquor stores | | | | | P24 | | P | P | | | |
| 45331 | Antique/Collectable shops | | | | | P | P4 | <u>P</u> | P | | | |
| * | Collectable shops | | | | | P | | <u>P</u> | P | | | |
| * | Secondhand/used merchandise shops | | | | | P | | <u>P</u> | <u>P22</u> | | | |
| * | Sporting goods and related stores | | | | | P | P | P | P | | | |
| * | Book, stationery, video and art supply stores | | | | | P | P11 | <u>P11</u> | P11 | | | |
| * | Monuments, tombstones, and gravestones | | | | | | | P | | | P | |
| * | Hobby, toy, game shops | | | | | P | P | <u>P</u> | P | | | |
| * | Photographic and electronic shops | | | | | P | P | <u>P</u> | P | | | |
| * | Fabric shops | | | | | P | P | <u>P</u> | P | | | |
| 45431 | Fuel dealers | | | | | | | <u>P</u> | | | P | |
| * | Florist shops | | | | | P | P | <u>P</u> | P | | | P13 |
| * | Personal medical supply stores | | | | | C | | <u>P</u> | P | | | |
| * | Pet shops | | | | | P | P | <u>P</u> | P | | | |
| * | Bulk retail | | | | | | | P | P12 | | | |
| * | Auction houses | | | | | | | P | <u>P1</u> | | P | |
| 4412 | Truck and motorhome dealers (14) | | | | | | | <u>P</u> <u>C12,</u> <u>30</u> | | | P | |
| * | Auto parts yard | | | | | | | | | | P20 | |
| * | Sexually oriented businesses (15) | | | | | | | P11 | | | P11 | |
| * | Gift shops | | | | | P | P | <u>P</u> | P | | | P13 |

GENERAL CROSS REFERENCES: — Land Use Table Instructions, see WMC 21.02.070 and 21.08.020

- (*) Definition of this Specific Land Use, see Chapter 21.06 WMC
- Development Standards, see Chapters 21.12 through 21.30 WMC
- General Provisions, see Chapters 21.32 through 21.38 WMC
- R-48/O Regulations, see WMC 21.38.030
- Tourist District Overlay Regulations, see WMC 21.38.065
- Application and Review Procedures, see Chapters 21.40 through 21.44 WMC

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) Six hundred sixty feet of the perimeter of the building or point of access in which: any other sexually oriented business is located; or
 - (b) Three hundred thirty 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) Three hundred thirty feet of any school, licensed daycare, public park, community center, public library, sports club with children’s activities, or church which conducts religious or educational classes for minors.
- (12) Subject to the City’s adopted commercial design standards.
- (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 Chapter 17.19 WMC for regulations governing a sexually oriented business. See the zoning map for regulations governing the location of sexually oriented businesses.
- (16) No drive-through window restaurants, except drive-through kiosks with a footprint of less than 200 square feet that serve beverages and pre-prepared, pre-packaged food items to be consumed off site.
- (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 percent 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-foot sight-obscuring fence and a 10-foot width of Type I landscaping.
- (21) Limited to culinary-related uses under the following NAICS categories:
 - (a) 443111 – Household appliance stores; and
 - (b) 442229 – Other home furnishings stores.

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.

- (22) Reserved. Limited to a maximum of 10,000 square feet of gross floor area.
- (23) Gross floor area of drug stores shall not exceed 3,500 square feet.
- (24) Beverage sales limited to beer and wine.
- (25) Tasting rooms are only permitted on those properties that have sufficient parking, vehicular access to the site, and pedestrian access to the business entrance as determined by the Director. Tasting rooms are required to undergo review for traffic impacts pursuant to Chapter 3.39 WMC and the Infrastructure Standards as adopted under Chapter 12.09 WMC. A parking study will be required to determine the number of spaces needed to meet the needs of a tasting room. All facilities shall provide or obtain: ADA compliant facilities; current State liquor license as a tasting room; direct pedestrian access from the business entrance to a public street or other public trail.
- (26) Permitted as an accessory to an on-site wine, beer or spirits production facility.
- (27) Not permitted in the Pedestrian Core Design District or Civic/Gateway Design District; see WMC 21.14.310.
- (28) Limited to a maximum of 24,000 square feet of gross floor area in the Pedestrian Core District; see WMC 21.14.310.
- (29) Limited to a maximum of 10,000 square feet of gross floor area in the Pedestrian Core Design District or Civic/Gateway Design District; see WMC 21.14.310.
- (30) No outdoor storage or display. All activity associated with permitted use shall take place within an enclosed building.
- (31) No direct vehicle access to a public right-of-way.
- (32) Outdoor storage or display shall comply with the Outdoor Sales Lot design standards in WMC 21.14.410. All other activity associated with permitted use shall take place within an enclosed building.
- (33) Gasoline service stations shall comply with the Gasoline Service Station design standards in WMC 21.14.420.
- (34) Wholesale trade is limited to:
- (a) An accessory use to another permitted retail use, and subject to the same development conditions as that retail use; or
 - (b) An accessory use to a use where items are items manufactured, warehoused, or assembled on-site. Retail area is limited to 10 percent of the gross floor area, not to exceed 3,000 square feet, regardless of gross floor area of the principal use.
- (35) Not permitted in the Pedestrian Core Design District; see WMC 21.14.310.

21.08.080 Manufacturing land uses.

| A. MANUFACTURING LAND USES | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|----------------------------|---|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| | | O | O | E | I | E | U | O | U | E | U | E | U | F | N | U | N |
| | | W | D | D | G | I | S | U | S | N | S | N | S | F | D | B | S |
| | Z | | E | I | H | G | I | R | I | E | I | T | I | I | U | L | T |
| KEY | O | | D | R | U | H | N | I | N | R | N | R | N | E | S | I | I |
| P— | N | | E | A | M | D | B | E | S | E | A | E | A | E | E | T | C |
| Permitted Use | E | | N | T | E | O | S | T | S | L | S | L | S | R | | | U |
| C— | | S | E | D | N | R | S | y | S | S | S | S | I | | | T | |
| Conditional Use | | | | | | | | | | | | | | | | | |
| S—Special Use | | I | | E | S | H | | | | | | | A | | | I | |
| | | T | D | N | I | O | | | | | | | L | | | O | |
| | | Y | E | S | T | O | | | | | | | | | | N | |
| | | | N | I | Y | D | | | | | | | | | | A | |
| | | | S | T | Y | | | | | | | | | | | L | |
| | | | I | T | | | | | | | | | | | | | |
| | | | T | Y | | | | | | | | | | | | | |

| A. MANUFACTURING LAND USES | | | | | | | | | | | | |
|----------------------------|--|--------|--------|---------|------|----|----|-------|-------|---|----|-----|
| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
| 311 | Food and kindred products | | | | | | | C1 | C1, 3 | | P2 | |
| 31212 31213 31214 | Winery/brewery/distillery | | | | | | P | C1 | C1, 3 | | 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 3262 | Plastics and rubber products manufacturing | | | | | | | | | | P | |
| 326212 | Tire retreading | | | | | | | | | | C | |
| 316 | Leather and leather goods | | | | | | | C | | | P | |
| 3271 – 3279 | Stone, clay, glass and concrete products | | | | | | | P4, 9 | | | P | |
| 331 | Primary metal industries | | | | | | | | | | C | |

| | | | | | | | | | | | | | |
|--|--|--------|--------|---------|------|----|----|----|-----|---|---|---------|--|
| 332 | Fabricated metal products | | | | | | | | | | | P | |
| 333 | Industrial and commercial machinery, heavy machinery and equipment | | | | | | | | | | | P, 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 | |
| 339 | Miscellaneous light manufacturing | | | | | | | | | | | P | |
| * | Motor vehicle and bicycle manufacturing | | | | | | | | | | | C | |
| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I | |
| * | Aircraft, ship and boat building | | | | | | | | | | | P10, C | |
| 51211 | Movie production/distribution | | | | | | | P | | | | P | |
| * | Accessory use, commercial/industrial | | | | | | | | | | | P12, 13 | |
| <p>GENERAL CROSS REFERENCES: — Land Use Table Instructions, see WMC 21.02.070 and 21.08.020 — (*) Definition of this Specific Land Use, see Chapter 21.06 WMC — Development Standards, see Chapters 21.12 through 21.30 WMC — General Provisions, see Chapters 21.32 through 21.38 WMC — R 48/O Regulations, see WMC 21.38.030 — Tourist District Overlay Regulations, see WMC 21.38.065 — Application and Review Procedures, see Chapters 21.40 through 21.44 WMC</p> | | | | | | | | | | | | | |

B. Development Conditions.

(1) ~~Reserved.~~ Permitted upon the Hearing Examiner’s determination that appropriate mitigation measures will be implemented sufficient to mitigate the anticipated impacts of the use. Such mitigation measures may include, but are not necessarily limited to, the following:

- (a) Odor control.
- (b) Noise control.
- (c) Operating hour limitations.
- (d) Facility size limitations.

(2) Except slaughterhouses.

(3) ~~Reserved.~~ Production facilities are limited to a maximum of 10,000 square feet of gross floor area. When the production facility is in conjunction with a retail use, the square footage of the retail use shall not be included in this limitation.

(4) ~~Reserved.~~ Permitted only as part of a permitted artist’s studio.

(5) Reserved.

(6) Limited to uses found in NAICS Industry No. 33711 – Wood kitchen cabinets, and No. 32191 – Millwork (excluding planing mills).

- (7) Limited to photocopying and printing services offered to the general public.
- (8) Reserved.
- (9) Only within enclosed buildings.
- (10) Limited to boat building of craft not exceeding 48 feet in length and aircraft parts.
- (11) Reserved.
- (12) Retail activity is limited to items manufactured or assembled on-site.
- (13) Retail area is limited to 10 percent of the gross floor area not to exceed 3,000 square feet regardless of gross floor area of the principal manufacturing use.
- (14) Food and kindred products manufacturing is permitted outright in conjunction with on-site retail sales of the products manufactured on-site. Otherwise, a conditional use permit is required.
- (15) Wineries, breweries and distilleries shall be permitted outright: 1) in conjunction with on-site tasting and/or retail sales of the products manufactured on-site; and 2) up to the following production limits: for wineries, up to 250,000 liters per year; for breweries, up to 60,000 barrels per year; and for distilleries, up to 60,000 gallons per year. Otherwise, a conditional use permit is required.

21.08.090 Resource land uses.

| A. RESOURCE LAND USES | | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL/PUBLIC | | | | | | | | | | | |
|-----------------------|---|-------------|---|---|---|------------------------------|---|---|---|---|---|---|---|---|---|---|---|
| | | L | M | M | H | N | B | T | B | G | B | C | B | O | I | P | I |
| | | O | O | E | I | E | U | O | U | E | U | E | U | F | N | U | N |
| | | W | D | D | G | I | S | U | S | N | S | N | S | F | D | B | S |
| | Z | | E | I | H | G | I | R | I | E | I | T | I | I | U | L | T |
| | O | | D | R | U | H | N | I | N | R | N | R | N | C | S | I | I |
| KEY | N | | E | A | M | D | B | E | S | E | A | E | A | E | T | C | T |
| P— | E | | N | T | E | O | S | T | S | L | S | L | S | R | | U | |
| Permitted Use | | | | | | | | | | | | | | | | | |
| C— | | S | E | D | N | R | S | y | S | S | S | | | I | | T | |
| Conditional Use | | | | | | | | | | | | | | | | | |
| S— | | I | | E | S | H | | | | | | | | A | | I | |
| Special Use | | | | | | | | | | | | | | | | | |
| | | T | D | N | I | O | | | | | | | | L | | O | |
| | | Y | E | S | T | O | | | | | | | | | | N | |
| | | | N | I | Y | D | | | | | | | | | | A | |
| | | | S | T | | | | | | | | | | | | L | |
| | | | I | Y | | | | | | | | | | | | | |
| | | | T | | | | | | | | | | | | | | |
| | | | Y | | | | | | | | | | | | | | |

A. RESOURCE LAND USES

| NAICS# | SPECIFIC LAND USE | R1 – 4 | R5 – 8 | R9 – 18 | R19+ | NB | TB | GB | CBD | O | I | P/I |
|---------|---|--------|--------|---------|------|----|----|----|-----|-------|---|-----|
| | AGRICULTURAL: | | | | | | | | | | | |
| 111 | Growing and harvesting crops | P | | | | | | | | | P | |
| 112 | Raising livestock and small animals | P6 | | | | | | | | | P | |
| | FORESTRY: | | | | | | | | | | | |
| 113 | Growing and harvesting forest products | P | | | | | | | | | P | |
| 541710* | Forest research | | | | | | | | | P2, 3 | P | |
| | FISH AND WILDLIFE MANAGEMENT: | | | | | | | | | | | |
| 11251 | Hatchery/fish preserve and aquaculture (1) | C | | | | | | | | | P | |
| * | Wildlife shelters | C | | | | | | | | | P | |
| | MINERAL: | | | | | | | | | | | |
| 21232 | Mineral extraction | | | | | | | | | | | |
| 327 | Processing of minerals | | | | | | | | | | P | |
| 32412 | Asphalt paving, roofing and saturated materials manufacturing | | | | | | | | | | P | |
| | RESOURCE ACCESSORY USES: | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|-------|---|-----------------|----------------|----------------|----------------|----|----|------------|--------------------|------------|----------------------------------|---------------------------|------------|
| * | Public agency training facility (26) | | | | | | | | S3, H | | | CS4, S11 | S11 |
| * | Hydroelectric generation facility (26) | C11, 13, S11 | | | | | | | | | | S11 | |
| * | Nonhydroelectric generation facility (26) | C11, 12, S11 | | | | | | | C11, 12, S11 | C8, 18 | C11, 12, S11, 12, 15 | P11, 12, S11, 12 | |
| * | Major communication facility | | | | | | | | | | | S6c, 11 | |
| * | Personal wireless facilities (14) | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14 | 14, 15 | 14 | 14 |
| * | Electric vehicle (EV) charging station (20) | P19, 21, 23 | P19, 21, 23 | P19, 21, 23 | P19, 21, 23 | P | P | P | P | P | P | P | P |
| * | Rapid charging station (22) | P23 | P23 | P23 | P23 | P | P | P | P | P | P | P | P |
| * | Battery exchange station | | | | | | | | | | | P24 | |
| * | Earth station | P6a | P6a | P6a | P6a | | | P6b, 11 | P6b, 11 | P6b, 11 | P6b, 11, 15 | P6b, 11 | P6b, 11 |
| 21111 | Oil and gas extraction (26) | S11 | S11 | S11 | S11 | | | | S11 | | S11, 15 | CS11 | |
| * | Energy resource recovery facility | | | | | | | | | | | S11 | |
| * | Soil recycling/incineration facility | | | | | | | | | | | C11 | |
| * | Landfill | | | | | | | | | | | S11 | S8, 11 |
| * | Transfer station | | | | | | | | | | | S17 | |
| * | Wastewater treatment facility (26) | | | | | | | | S11 | | | CS11 | S11 |
| * | Municipal water production(26) | S11 | S11 | S11 | S11 | | | | S11 | | | S11 | S11 |
| * | Airport/Heliport(26) | S11 | S11 | S11 | S11 | | | | S11 | | | S11 | S8, 11 |
| * | Landing field | S11 | S11 | S11 | S11 | | | | S11 | | | S11 | S8, 11 |
| * | Transit bus base (26) | | | | | | | | S11 | | | PS11 | S11 |
| * | Transit park and ride lot (26) | S11 | S11 | S11 | S11 | | | | PS11 | PS11, 5 | | PS11 | S11 |
| * | School bus base (26) | | | | | | | | S11 | S11, 5 | | PS11 | S8, 11 |

| | | | | | | | | | | | | |
|----------------|--|--------------------------|--------------------------|--------------------------|--------------------------|--|---|------------|-------------|--|------|--------|
| 711212 | Racetrack | S7, 11 | S11 | S7, 11 | S7, 11 | | | S11 | S7, 11, 5 | | | |
| * | Fairground (26) | | | | | | | S11 | S11, 5 | | S11 | S8, 11 |
| 71213 71219 | Zoo/Wildlife exhibit (2) (26) | | | | | | S | S11 | S11, 5 | | | S8, 11 |
| 71131 | Stadium/Arena(26) | | | | | | | S11 | S11 | | PS11 | S8, 11 |
| 6113 6112 | Junior college College/University (26) | P9,11, C10,11, S11 | P9,11, C10,11, S11 | P9,11, C10,11, S11 | P9,11, C10,11, S11 | | | S11, 27 | PS11, 27 | | PS11 | PS11 |

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

B. Development Conditions.

- (1) Except technical institutions. See vocational schools on general services land use table, WMC 21.08.050.
- (2) Except arboretum. See WMC 21.08.040, recreation/cultural land use table.
- (3) Except weapons armories and outdoor shooting ranges.
- (4) Except outdoor shooting range.
- (5) Not permitted in the Pedestrian Core District or Civic/Gateway District; see WMC 21.14.310.
- (6)(a) Limited to one receive-only satellite parabolic antenna not exceeding one meter in diameter in a residential zone and not exceeding two meters in diameter in all other zones.
 - (b) Limited to no more than three satellite parabolic antennas not exceeding one meter in diameter in a residential zone and not exceeding two meters in diameter in all other zones.
 - (c) Limited to tower consolidations.
- (7) Except racing of motorized vehicles.
- (8) Only as an accessory to a permitted use or if operated by a public agency.
- (9) Only as a reuse of a public school facility subject to the provisions of Chapter 21.32 WMC.
- (10) Only as a reuse of surplus nonresidential facility subject to the provisions of Chapter 21.32 WMC.
- (11) If use abuts an agriculturally zoned property, the following conditions apply:
 - (a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
 - (b) Fifty feet of Type II landscaping is required in the setback; and
 - (c) Nonemergency access through or to the agriculturally zoned parcel is prohibited.
- (12) Excluding impoundment of water using a dam.
- (13) Limited to facilities that comply with the following provisions:
 - (a) Any new diversion structure shall not:
 - (i) Exceed a height of eight feet as measured from the streambed; or
 - (ii) Impound more than three surface acres of water at the normal maximum surface level.
 - (b) There shall be no active storage.
 - (c) The maximum water surface area at any existing dam or diversion shall not be increased.

- (d) An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained.
- (e) Any transmission line shall be limited to a:
 - (i) Right-of-way of five miles or less; and
 - (ii) Capacity of 230 KV or less.
- (f) Any new, permanent access road shall be limited to five miles or less.
- (g) The facility shall be located above an anadromous fish barrier.
- (14) Personal wireless service facilities shall be regulated pursuant to Chapter 21.26 WMC.
- (15) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
- (16) Secure community transition facilities (SCTF) shall in no case be sited adjacent to, immediately across a street or parking lot from, or within the line of sight of risk potential facilities defined in the law as schools, school bus stops, preschool facilities, daycare facilities, public parks, publicly dedicated trails, sports fields, recreational and community centers, churches, synagogues, temples, mosques or public libraries.
- (17) Permitted only (i) within the North Industrial Neighborhood as illustrated by Figure 1-2 of the Woodinville Comprehensive Plan, (ii) upon approval of a special use permit, and (iii) upon the Hearing Examiner's determination that appropriate measures have been or, prior to operation of the transfer station, will be implemented sufficient to mitigate the anticipated impacts of the transfer station. Such mitigation measures may include, but are not necessarily limited to, the following:
 - (a) Odor control.
 - (b) Vector control.
 - (c) Waste residency durational limitations.
 - (d) Containment and/or covering of waste transport vehicles.
 - (e) Operating hour limitations.
 - (f) Facility size limitations.
 - (g) Maximum weight limitations for waste transport vehicles.
 - (h) Noise control.
 - (i) Truck tip limitations.
- (18) Fuel source limited to a renewable resource (i.e., solar or wind).
- (19) Level 1 and Level 2 charging stations only.
- (20) Level 1 and Level 2 charging stations are permitted in critical aquifer recharge areas and in other critical areas when serving an existing use.
- (21) Allowed only as an accessory use to a primary permitted use or permitted conditional use.
- (22) The term rapid is used interchangeable with Level 3 and rapid charging.
- (23) Only as an electrical vehicle charging station – restricted.
- (24) The battery exchange station work or service shall only be performed in an enclosed building, and no outdoor storage of materials.
- (25) Not permitted within the Tourist District Overlay, see WMC 21.38.065.
- (26) Only allowed through the Essential Public Facilities regulations, see Chapter 21.25 WMC.
- (27) Limited to a maximum of 15,000 square feet of gross floor area.

Section 3. Section 21.14.410, Design Standards for Outdoor Sales Lots, of the Woodinville Municipal Code is hereby established as follows (new text is shown by underline):

21.14.410 Design Standards for Outdoor Sales Lots.

The intent of the standards for outdoor sales lot is to reduce the visual impact of outdoor storage of vehicles or other outdoor sales items; and to encourage the use of landscaping and other site features to improve the site aesthetics. The following standards shall be met for outdoor sales lots where specifically required in Chapter 21.08 WMC.

(1) Buildings should be located abutting the street, in accordance with WMC 21.14.371. The outdoor sales area is encouraged to be to the rear of the main building.

(2) Outdoor sales lots adjacent to streets shall be screened from any street and/or sidewalk by one of the following methods:

(a) Provide a five-foot-wide planting bed that incorporates a continuous three-foot-tall wall. The wall shall be constructed of brick, stone, decorative concrete or concrete block, or other permanent material that provides visual interest and helps to define the street edge, as determined by the Director. The landscaping shall provide a continuous row of shrubs, trees spaced 25 feet on center, and groundcover that provides continuous coverage within five years.

(b) Provide an elevated planter that is a minimum of five feet wide and between two and three feet in height. The ledges shall be a minimum of 6 inches in depth. The planter must be constructed of masonry, concrete or other permanent material that effectively contrasts with the color of the sidewalk and combines groundcover and annuals, perennials, ornamental grasses, low shrubs, and/or small trees that provide seasonal interest and winter greenery, as determined by the Director.

(c) Provide a 15-foot-wide area of Type II landscaping in accordance with Chapter 21.16 WMC.

For all of the options above, eye level visibility between the street/sidewalk and parking area shall be maintained for safety. This means that shrubs and other low plantings should be maintained below three feet in height, while trees (once they achieve taller heights) should generally be trimmed up to the eight-foot level. See Figure 10. The planting beds in both options shall be irrigated unless the Director determines it is not necessary for the plant materials selected.

(3) Outdoor sales lots directly abutting a critical area or critical area buffer shall provide a minimum 10-foot-wide area of Type I landscaping outside the buffer.

(4) Lighting for outdoor sales lots shall include fixtures that are nonglare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Director. All fixtures shall be fitted with a full cut-off shield.

(5) Access from streets to outdoor sales lots may be restricted to no more than one entrance lane and one exit lane per 300 linear feet of property as measured horizontally along the street face.

(6) Pedestrian access through outdoor sales lots are required. For this access, provide landscaped, raised pedestrian pathways; pedestrian-scaled lighting and sheltering roofs through sales lot areas. A minimum of one pathway shall be provided. Additional pathways may be required, pursuant to WMC 21.18.100. Pathways shall be designed in accordance with WMC 21.18.100.

(7) Landscaping for sales lots shall meet the requirements for parking lot landscaping in WMC 21.16.070. A minimum of 15% of the site, excluding any area within critical areas or buffers, must be landscaped. The minimum requirements in WMC 21.16.090 shall be met for landscaping areas.

Section 4. Section 21.14.420, Design Standards for Gasoline Service Stations, of the Woodinville Municipal Code is hereby established as follows (new text is shown by underline):

21.14.420 Design Standards for Gasoline Service Stations

The intent of the standards for gasoline service stations protect and enhance the character and quality of commercial districts and adjacent neighborhoods where these stations are allowed; provide for safe pedestrian access; create high quality gasoline service stations in architecture and site design; and maintain and strengthen a recognizable identity and character unique to Woodinville. The following standards shall be met for gasoline service stations where specifically required in Chapter 21.08 WMC.

(1) Building design shall meet the design standards requirements of Chapter 21.14 WMC, and the following standards:

(a) All portions of a building should express consistent architectural detail and character. All site walls, screen walls and pump island canopies and other outdoor covered areas should be architecturally integrated with the building by using similar material, color and detailing.

(b) Buildings should be located abutting the street, in accordance with WMC 21.14.371. The pump islands are encouraged to be to the rear or the side of the main building. Where the pump islands are located abutting the street, a vertical trellis or screen of not less than 30-inches, with climbing vines or other approved screening materials, shall be provided.

(c) Noise-generating areas, including auto service bays, car wash openings, vacuum stations, loading areas, garbage storage and stacking lanes, shall be located so they are faced away from sensitive uses such as residential uses, and educational services as defined in Chapter 21.08 WMC.

(d) Potential noise impacts shall be buffered with solid attenuations with one of the following: structures, landscaped berms or attenuation fencing (minimum 6 feet in height) complemented with landscaping.

(e) Enclose all utility equipment within buildings or screen them from streets and private properties. These include utility boxes, garbage and recycling container storage, loading docks and ramps, and air conditioner compressors.

(2) Pedestrian access to the site shall be provided, at a minimum width of five feet and using an alternative paving treatment than is used for the remainder of the site.

(3) The canopy shall meet the following standards:

(a) The canopy should be integrated with the building. Multiple canopies or canopies that express differing architectural masses are encouraged.

(b) The materials of the canopy shall meet the requirements of WMC 21.14.940, and are encouraged to use heavy timber framing.

(c) Lighted bands or tubes or applied bands of corporate color are prohibited.

(4) The pump islands, including fuel dispensers, refuse containers, payment points, safety bollards, and other appurtenances, shall meet the following standards:

(a) The design of pump islands shall be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing.

(b) The use of translucent materials and internally lighted cabinets are prohibited as finishes or as applied treatments at the pump island or on the canopy.

(c) Either a pump island curb or bollard is required for the protections of dispensing units.

(5) Where a car wash is proposed, the following standards shall be met.

(a) Glass windows shall be provided for the portions of the car wash that face public areas.

(6) The landscaping for gas stations shall meet the following standards:

(a) In-ground landscaping should comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture and or create pedestrian seating areas.

(b) Street frontage landscaping: Provide a 10-foot width of Type III landscaping, pursuant to Chapter 21.16 WMC.

(c) Perimeter landscaping: Provide a 10 foot width of Type III landscaping, except for gas stations that abut residential uses, provide a 20-foot width of Type I landscaping; pursuant to Chapter 21.16 WMC.

(d) Interior landscaping. A minimum of 15% of the site, excluding any area within critical areas or buffers, must be landscaped. The minimum requirements in WMC 21.16.090 shall be met for landscaping areas.

(e) Proper maintenance and timely replacement of plant material is expected and required by WMC 21.16.180.

(7) The lighting for gas stations shall meet the following standards:

(a) The site lighting requirements of WMC 21.14.110 shall be met.

(b) All fixtures shall be fitted with a full cut-off shield and aimed downward.

(c) All luminaires should be recessed or shielded so the light source is not directly visible from the property line.

Section 5. Termination of Related Moratoriums. Upon the effective date of this Ordinance, the moratorium extended by Ordinance 540 shall terminate.

Section 6. 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.

Section 7. Copy to Department of Commerce. Pursuant to RCW 36.70A.106, the City Clerk is directed to send a copy of the amendments to the State Department of Commerce for its files within ten (10) days after adoption of this Ordinance.

Section 8. Effective Date. This ordinance or a summary thereof shall be published in the City's official newspaper, and shall take effect five (5) days after passage and the publication of the ordinance or a summary thereof consisting of the title.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 18TH DAY OF JUNE, 2013, ON FIRST READING. THE REQUIREMENT FOR A SECOND READING HAVING BEEN SUSPENDED PURSUANT TO CITY COUNCIL MOTION.


Bernard W. Talmas, Mayor

ATTEST/AUTHENTICATED:


Jennifer Kuhn
City Clerk/CMC

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Greg A. Rubstello
City Attorney

PASSED BY THE CITY COUNCIL: 6-18-2013
PUBLISHED: 6-24-2013
EFFECTIVE DATE: 7-1-2013
ORDINANCE NO. 560



STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

July 11, 2013

Jennifer Kuhn
City Clerk
City of Woodinville
17301 - 133rd Avenue Northeast
Woodinville, Washington 98072

Dear Ms. Kuhn:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

City of Woodinville - Adopted Ordinance No. 560, which amended the City of Woodinville Municipal Code, including permitted use tables, design standards for outdoor sales lots, design standards for gasoline service stations. These materials were received on July 03, 2013 and processed with the Material ID # 19323.

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team
Growth Management Services