

## ORDINANCE NO. 620

AN ORDINANCE OF THE CITY OF WOODINVILLE, WASHINGTON, ADOPTING INTERIM ZONING AMENDMENTS TO CHAPTER 21.08 WMC PERMITTED USES AND TO THE CITY'S ZONING MAP PURSUANT TO RCW 35A.63.220 AND RCW 36.70A.390; ON A TEMPORARY BASIS WHILE THE CITY FORMALLY STUDIES AND EVALUATES POTENTIAL PERMANENT AMENDMENTS; AND PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

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**WHEREAS**, on December 1, 2015 a public hearing was held before the Woodinville City Council to consider proposed Ordinance 620 making interim zoning regulation and zoning map amendments to provide consistency with than proposed comprehensive plan amendments. The public hearing was continued to December 8, 2015; and

**WHEREAS**, on December 8, 2015 a continued public hearing to consider Ordinance 620 was held prior to first reading and approval of first reading by the Woodinville City Council; and

**WHEREAS**, on December 15, 2015 the Woodinville City Council approved by motion the second reading of Ordinance 591 making certain amendments to the Woodinville Comprehensive Plan, and certain of the plan amendments being inconsistent with current zoning regulations and the City Zoning Map; and

**WHEREAS**, the City Council desires by this Ordinance 620 to remove certain inconsistencies between the new adopted Comprehensive Plan and the zoning regulations and City Zoning Map;

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

**Section 1. Findings.** The City Council hereby adopts the above recitals and as findings in support of this ordinance. The Council further enters the following findings:

A. The interim code amendments set forth herein are consistent with the City's Comprehensive Plan as amended by Ordinance No. 591 and bear a substantial relation to the public health, safety and welfare.

B. The interim code amendments set forth herein are in the best interest of City of Woodinville residents.

C. The interim code amendments set forth herein satisfy all relevant criteria for approval and adoption, including RCW 35A.63.220 and RCW 36.70A.390.

**Section 2. Interim Amendment to WMC 21.08.080.** Section 21.08.080 of the Woodinville Municipal Code is hereby amended to provide in its entirety as follows:



A. MANUFACTURING LAND USES												
NAICS#	SPECIFIC LAND USE	R1	R5	R9	R19+	NB	TB	GB	CBD	O	I	P/I
		-	-	-								
		4	8	18								
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	
*	Aircraft, ship and boat building										P10, C	
51211	Movie production/distribution										P	
*	Accessory use, commercial/industrial										P12, 13	
	Interim Zoning Amendment: Existing Legal Manufacturing Land Uses in the Northwest Gateway Subarea							P16				

B. Development Conditions.

(1) 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) 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) 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: (a) in conjunction with on-site tasting and/or retail sales of the products manufactured on site; and (b) 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.
- (16) The Northwest Gateway Subarea is mapped in the Comprehensive Plan Land Use Element, Exhibit 2-11.

**Section 3. Interim Amendment to City Zoning Map.** Pursuant to WMC 21.04.190 the City's Zoning Map delineating and showing the locations and boundaries of the zones defined by Chapter 21.04 WMC are hereby amended as shown in the attached map (attachment 1):

- a. By changing the Northwest Gateway area from the Industrial zone to General Business zone.
- b. By changing the existing R-48/O designations to CBD.
- c. By changing the Office zoned parcels abutting 140th Avenue NE and NE 181st Place to CBD.

- d. By changing a parcel of approximately 1,200 square feet in size, currently under private ownership and having surrounding zoning of CBD, from P/I to CBD located at 126th Place NE and NE 173rd Place).

**Section 4. Copy to Commerce.** Pursuant to RCW 36.70A.106, the City Clerk is directed to send a copy of this ordinance to the State Department of Commerce for its files within ten (10) days after adoption of this Ordinance.

**Section 5. Severability.** If any section, sentence, clause or phrase of this ordinance should be held invalid or unconstitutional by a court, board or tribunal 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 6. Effective Date; Sunset.** A summary of this ordinance consisting of its title shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication. This interim amendments set forth herein shall remain effective for a period of six months unless terminated earlier or subsequently extended by the City Council. PROVIDED, that the City Council may, in its sole discretion, renew said amendments for one or more six month periods in accordance with state law.

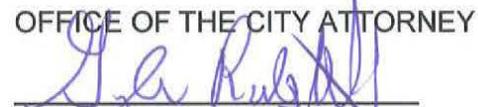
**ADOPTED BY THE CITY COUNCIL AND SIGNED IN AUTHENTICATION OF ITS PASSAGE THIS 15<sup>th</sup> DAY OF DECEMBER 2015.**

  
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Bernard W. Talmas, Mayor

ATTEST/AUTHENTICATED:

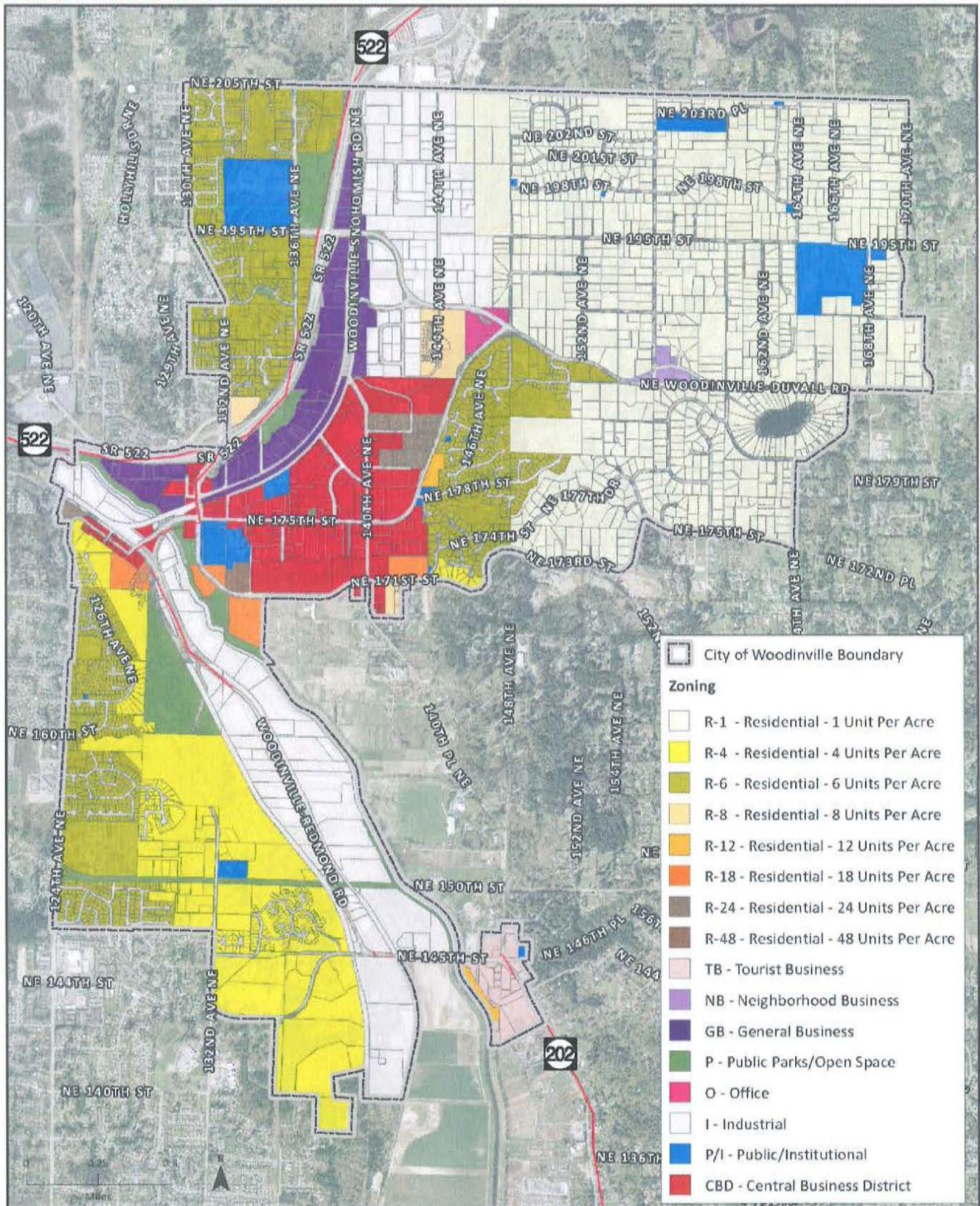
  
\_\_\_\_\_  
Jennifer Kuhn  
City Clerk/CMC

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY  
  
\_\_\_\_\_  
Greg Rubstello, City Attorney

PASSED BY THE CITY COUNCIL: 12-15-2015  
PUBLISHED: 12-21-2015  
EFFECTIVE DATE: 12-28-2015  
ORDINANCE NO. 620

**CITY OF WOODINVILLE INTERIM ZONING**



Date: November, 2015  
Source: City of Woodinville, BERK





STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

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

December 18, 2015

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. 591, to ensure the comprehensive plan complies with the requirements of the Growth Management Act by adopting findings and conclusions and adopting an updated comprehensive plan. These materials were received on December 17, 2015 and processed with the Material ID # 21920.**

**City of Woodinville - Adopted ordinance No. 606, establishing a planned action for the Central Business District pursuant to the State Environmental Policy Act. These materials were received on December 17, 2015 and processed with the Material ID # 21921.**

**City of Woodinville - Adopted Ordinance No. 620, adopting interim zoning amendments to Chapter 21.08 WMC, permitted uses and to the City's Zoning Map pursuant to RCW 35A.63.220 and RCW 36.70A.390 on a temporary basis while the City formally studies and evaluates permanent amendments. These materials were received on December 17, 2015 and processed with the Material ID # 21922.**

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 February 15, 2016. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team  
Growth Management Services