

**SUPPLEMENT B –
MUNICIPAL CODE EDITS**

Replaces Pages “Code Update/BAS 3” through “Code Update/BAS 48” of the Municipal Code Update & Best Available Science Review Document.

Attachment A

Woodinville Land Use Code Update: Draft Chapters 21.08 and 21.12

December 29, 2014

Below is the second draft of code updates to be undertaken in conjunction with the larger Comprehensive Planning effort. Included is a portion of Chapter 21.08 Permitted Uses and Density and Dimensions that implement Alternative 2 of the draft Comprehensive Plan and changes to make the chapter easier to use. Notable changes:

- Updated chart format with repeating headers and shaded columns which help the user navigate the charts and find the right use provisions in a particular zone.
- Removal of the NAICS (North American Industry Classification System) references. Updated definitions and the use of good design standards make it easier to eliminate the cross references to the classification system (which often just add a layer of confusion to codes)
- Simplify the use chart by consolidating/reducing the number of uses listed in the charts. This will generally occur more in the services and retail use charts. The idea is to use more detailed definitions for the use types to help explain the ranges of uses that fall under each use type listed in the chart. Furthermore, more detailed design standards (that are largely in place already) that shape the look, feel, density, and impacts of development help to simplify the use chart.
- Add easy cross-references to standards that apply to particular uses (WMC references that often are listed below a use).

Also see the comments in the column – which point out key changes, provide rationale, or ask key questions regarding a use of key standards.

21.08 Permitted Uses

- 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 land uses.
- 21.08.080 Manufacturing land uses.
- 21.08.090 Resource land uses.
- 21.08.100 Regional land uses.
- 21.08.110 Special use standards.

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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. (Ord. 324 § 1, 2002; Ord. 304 § 1, 2001; Ord. 175 § 1, 1997)

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) Clarification of uses and special conditions.

(a) If a * appears after the use, then the use is defined in Chapter 21.06 WMC.

(b) Where an WMC reference or link appears after a use, then the use is subject to standards set forth in that section or chapter.

(c) 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.

(d) 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.

(e) All applicable requirements shall govern a use whether or not they are cross-referenced in a section.

(f) The Director shall determine whether a proposed land use not specifically listed in a land use table is allowed in a zone. The director's determination shall be based on whether or not permitting the proposed use in a particular zone is consistent with the purposes of this title and the zone's purpose as set forth in _____, by considering the following factors:

(i) The physical scale of the use and its supporting structures; and

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- (ii) The external impacts of use’s operations, including traffic (amount and type), hours of operation, noise, and odor, glare, and other impacts; and ;
- (iii) Compatibility of the use with the surrounding neighborhood.

(6) Only public parks or recreational facilities shall be allowed to locate in the Park zone (P). (Ord. 554 § 6, 2013; Ord. 324 § 1, 2002; Ord. 304 § 1, 2001; Ord. 175 § 1, 1997)

21.08.030 Residential land uses.

A. Residential land uses table.

NOTE –THE CONDITIONS HAVE BEEN RENUMBERED – TO APPEAR IN THE ORDER THEY GENERALLY OCCUR IN THE CHART. OTHERWISE – THE ONLY CHANGES TO THE USE CHARTS ARE MARKED IN TRACK CHANGES FORMAT.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ⁶	AMU	I	P/I
Dwelling Unit Types											
Single detached*	P ¹	P ¹	P					P ²			
<u>Cottage*</u> <u>(WMC 21.14.xxx)</u>	<u>P</u>	<u>P</u>	<u>P</u>								
Duplex* <u>(WMC 21.14.xxx)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>							
Townhouse* <u>(WMC 21.14.xxx)</u>	C ³	C ⁴ <u>P⁷</u>	P	P		P ⁵		P	<u>P</u>		
Apartment*		P ⁷	P	P		<u>P⁵</u>	<u>P⁹</u>	P	<u>P</u>		
<u>Dwelling, live-work*</u> <u>(WMC 21.14.xxx)</u>						<u>P</u>		<u>P</u>	<u>P</u>		
<u>Manufactured Mobile home park*</u>			P	P				P			
Senior citizen assisted*		P ⁷	P	P				<u>P⁸</u>	P		
Group Residences											
Community residential facility*	P ⁹	P ⁹	P ⁹	P ⁹				P ⁹			P ⁹
<u>Dormitory/Rooming & boarding houses*</u>	C ¹⁰	C ¹⁰	P ¹⁰	P ¹⁰				P ¹⁰		P ¹⁰	P ¹⁰
Accessory Uses											
Residential accessory use*	P	P	P	P				<u>P</u>	P	<u>P</u>	P
<u>Accessory dwelling unit*</u> <u>(WMC 21.14.xxx)</u>	P	P	P	P				P			P

Comment [b1]: Updated footnote 6 added here with zone – as it relates to all ground level uses in the zone.

Comment [b3]: Suggest moving the duplex standards out of this chapter and consolidated into 21.14

Comment [b2]: Suggesting adding design standards for duplexes and integrating them into Chapter 21.14.

Comment [b4]: Suggesting adding design standards for townhouses and integrating them into Chapter 21.14.

Comment [b5]: Suggest adding new use and applicable standards in 21.14

Comment [b6]: Suggest moving the ADU standards out of this chapter and consolidated into 21.14

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Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ^g	AMU	I	P/I
Home occupations* (WMC 21.30.040)	P	P	P	P			<u>P</u>	P	<u>P</u>		
Home industry* (WMC 21.30.050)	C	C	C	C							
Youth hostel*						P		P			

Comment [b1]: Updated footnote 6 added here with zone – as it relates to all ground level uses in the zone.

B. Development conditions:

1. 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.
2. No new single-family detached dwelling units are permitted except on the sites with existing single-family detached dwelling units on prior to December 24, 2012.
3. Permitted only in the R-4 and R-6 zones, on parcels where protection of critical areas prohibits traditional single-family development.
4. 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.
5. Residential development is permitted in the Tourist Business District under the following conditions:
 - ~~a.~~ Such uses are only permitted above ~~not permitted on~~ the ground floor;
 - ~~a.b.~~ Such uses are ~~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;
 - ~~b.c.~~ No more than 25 percent of the entire area development may include residential uses; and
 - ~~c.d.~~ No direct residential dwelling unit entrances or exits may be permitted onto NE 148th Avenue NE, NE 145th Street, or Woodinville-Redmond Road.
- ~~5.6.~~ For permitted ground level uses in the Central Business District, see Figures 1. In areas where retail or non-residential uses are required on the ground level, such uses 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. 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 are permitted along building frontages where retail or non-residential uses are required on the ground level. ~~may front onto a public street.~~
- ~~6.7.~~ Residential dwelling units are not permitted within 300 feet of State Route 522.
- ~~7.~~ 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.
- ~~8.7.~~ Permitted only in the R-8 zone.

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8. Apartments are allowed in the General Business zone provided the subject property is within 1,200 feet of a public park or transit stop and the residential use is integrated with non-residential uses. At least 33 percent of developable areas of the site (excludes critical areas and associated buffer areas) shall be reserved for non-residential uses or mixed-use buildings where non-residential uses occupy at least 50 percent of the ground floor.
9. 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.

Comment [JN7]: Every building needs to meet the occupant loads per IBC, not just community residential facilities.

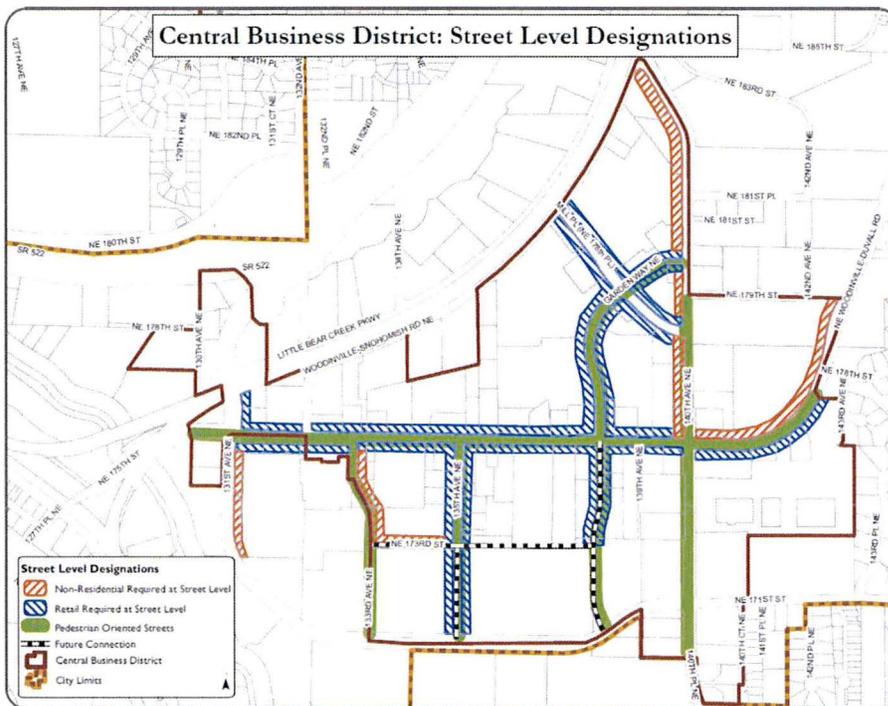


Figure 1. Ground level use provisions in the CBD.

(Ord. 539 § 6, 2012; Ord. 524 § 2 (Att. A), 2012; Ord. 511 § 3, 2010; Ord. 496 § 4 (Att. C), 2010; Ord. 489 § 4 (Att. C), 2010; Ord. 465 §§ 15, 19, 2008; Ord. 448 § 11, 2007; Ord. 428 § 5, 2006; Ord. 379 § 14, 2004; Ord. 347 § 9, 2003; Ord. 326 § 7, 2002; Ord. 324 § 1, 2002; Ord. 304 § 1, 2001; Ord. 295 § 2, 2001; Ord. 242 § 3, 1999; Ord. 194 § 3, 1997; Ord. 175 § 1, 1997)

NOTE – NEW DEFINITIONS PROPOSED ASSOCIATED WITH CHANGES ABOVE.

21.06.xxx Cottage Housing.

Cottage housing: a type of housing design established in WMC 21.14.XXX that consists of small, detached dwelling units arranged in a cluster around a common central open space.

21.06.xxx Dwelling, live-work unit.

Live-work unit: an individual dwelling unit that includes a residential and non-residential component that is occupied by the same resident. See WMC 21.14.XXX for provisions.

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21.06.xxx Rooming & boarding houses.

Rooming & boarding houses: an establishment with lodging for 5 or more persons on a weekly or longer basis with a central kitchen and dining area maintained exclusively for residents and their guests.

21.08.040 Recreational/cultural land uses.

A. Recreational/cultural land use table.

NOTE – BELOW IS AN UPDATED CHART SHOWING REC/CULTURAL USES – INCLUDING SOME CONSOLIDATED USE TERMS WITH COMMENTS.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD	AMU	I	P/I
PARK/RECREATION											
Parks*	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	P	P	<u>P</u>		P
Trails*	P	P	P	P	P	P	P	P	<u>P</u>	P	P
Destination resorts*								<u>C</u> ²			
Marina*			<u>C</u> ⁴	<u>C</u> ⁴		<u>P</u> ⁵	<u>P</u>	<u>P</u>		<u>P</u>	
AMUSEMENT/ENTERTAINMENT											
Theater, drive-in							<u>C</u> ⁶	<u>C</u> ⁶			
Recreation - outdoor (commercial)*	<u>C</u> ²	<u>C</u> ²	<u>C</u> ²	<u>C</u> ²			<u>C</u> ⁶	<u>C</u> ¹⁰			
Recreation - indoor (commercial)*						<u>P</u> ^{3,4}	<u>P</u> ^{3,4}	<u>P</u> ^{3,4,10}	<u>P</u> ^{3,4}	<u>C</u> ⁴	
Sports club*	<u>C</u> ⁵	<u>C</u> ⁵	<u>C</u> ⁵	<u>C</u> ⁵		C	P	<u>P</u> ¹⁰	<u>P</u>	<u>C</u>	C
CIVIC & CULTURAL											
Library	<u>P</u> ⁶ , <u>C</u>	<u>P</u> ⁶ , <u>C</u>	<u>P</u> ⁶ , <u>C</u>	<u>P</u> ⁶ , <u>C</u>		P	<u>P</u>	<u>P</u> ¹⁰	<u>P</u>		P
Museum and art galleries	<u>P</u> ⁶ , <u>C</u>	<u>P</u> ⁶ , <u>C</u>	<u>P</u> ⁶ , <u>C</u>	<u>P</u> ⁶ , <u>C</u>		P	<u>P</u>	<u>P</u> ¹⁰	<u>P</u>		
Arboretum	P	P	P	P		P	<u>P</u>	<u>P</u> ¹⁰	P		
Places of assembly* ⁷	<u>P</u> ⁸ , <u>C</u>	<u>P</u> ⁸ , <u>C</u>	<u>P</u> ⁸ , <u>C</u>	<u>P</u> ⁸ , <u>C</u>		<u>P</u> ⁹	<u>P</u>	<u>P</u> ¹⁰	<u>P</u> ⁹	<u>P</u> ⁹	<u>P</u> ⁹
Performing arts, and recording studios*							<u>P</u>	<u>P</u> ¹⁰	<u>P</u>		
Civic center*											P
Community center*											P

Comment [b8]: This use combines bowling, indoor tennis, amusement arcades, indoor shooting range, indoor batting cage, and indoor go-cart facilities.

Comment [b9]: This term combines theaters, cinemas and churches – as an attempt to combine all places of assembly – as such uses share similar land use impacts and the term helps to avoid constitutional issues associated with regulating churches differently than other similar uses.

B. Development conditions:

1. The following conditions and limitations shall apply, where appropriate applicable:
 - a. No stadiums are not permitted on sites less than 10 acres;

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- 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. Includes only golf facilities. Structures, driving ranges, and lighted areas shall maintain a minimum distance of 50 feet from property lines of adjoining residential zones.
- ~~3.~~ Where the subject use features more than 5,000 square feet of gross floor area, a conditional use permit shall be required.
- ~~4.~~ The following uses are subject to special use standards:
- a. Indoor batting facilities are subject to the provisions of WMC 21.08.110 (1).
 - b. Indoor go-cart racing facilities are subject to the provisions of WMC 21.08.110 (2).
- ~~3-5.~~ Limited to recreation facilities for residents of a specified residential development.
- ~~6.~~ 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.
- ~~4-7.~~ 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.
- ~~8.~~ Only as accessory to a nonresidential use established through a discretionary permit process and limited in scale to ensure compatibility with surrounding neighborhoods.
- ~~5-9.~~ Where the subject uses features more than 20,000 square feet of gross floor area, a conditional use permit shall be required.
- ~~6-10.~~ For permitted ground level uses in the Central Business District, see Figure 1. In areas where retail or non-residential uses are required on the ground level, such uses 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.

Comment [b10]: Suggest moving the detailed use provisions out of the footnotes and into another section

NOTE – NEW DEFINITIONS PROPOSED ASSOCIATED WITH CHANGES ABOVE. DEFINITIONS OF EXISTING USES THAT HAVE BEEN CONSOLIDATED INTO ANOTHER TERM WILL BE REMOVED.

21.06.xxx Places of assembly.

Places of assembly: a structure for groups of people to gather for an event or regularly scheduled program. Examples include but are not limited to arenas, religious institutions, lecture halls, banquet facilities, and similar facilities.

21.06.xxx Recreation – indoor commercial.

Recreation – indoor commercial: a commercial recreation land use conducted entirely within a building, including, but not limited to athletic and health clubs, pool or billiard halls, skating rinks, swimming pools, and tennis courts.

21.06.xxx Recreation – outdoor commercial.

Recreation – outdoor commercial: a commercial recreation land use conducted primarily outdoors, including, but not limited to water parks, amusement parks, and miniature golf courses.

21.06.xxx Rooming and boarding houses.

Rooming and boarding houses: an establishment with lodging for 5 or more persons on a weekly or longer basis with a central kitchen and dining area maintained exclusively for residents and their guests.

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21.08.050 General services land uses.

A. General services land use table.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ²⁴	⊙ AMU	I	P/I
Day care I facilities*	p ¹	p ¹	p ¹	p ¹	P	<u>P</u>	P	P	<u>P</u>	p ²	p ³
Day care II facilities*	p ⁴	p ⁴	p ⁴	p ⁴	P	<u>P</u>	P	P	<u>P</u>	p ²	p ³
<u>General service establishments* (WMC 21.06.xxx)</u>					p ^{5,10}	p ^{5,10}	P	p ¹⁰		p ¹⁰	
<u>Heavy services (see Heavy retail and services definition in WMC 21.06.xxx)*</u>							p ²¹			P	
Funeral home/crematory	p ⁶	p ⁶	p ⁶	p ⁶			P	P			
Cemetery, columbarium*	$\frac{P^2 C^7}{E^8}$	$\frac{P^2 C^7}{E^8}$	$\frac{P^2 C^7}{E^8}$	$\frac{P^2 C^7}{E^8}$			$\frac{P C^7}{E^8}$	$\frac{P^2 C^7}{E^8}$			
Hospitals*								p ⁹			
<u>Offices, medical*</u>					P		P	P			
<u>Kennels *</u>							P	P	<u>P</u>	P	
Nursing homes*					C ⁹		P	p ⁹			p ^{9,11}
Personal service establishments*					p ¹²	P	P	P	<u>P</u>		p ¹¹
EDUCATION SERVICES											
<u>Public schools*</u>	$\frac{p^{9,13}}{C^9}$	$\frac{p^{9,13}}{C^9}$	$\frac{p^{9,13}}{C^9}$	$\frac{p^{9,13}}{C^9}$				p ⁹		C ¹⁴	p ⁹
Vocational school*							P	p ⁹		p ⁹	p ⁹
Specialized instruction school*	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	P		P	P	<u>P</u>	C ¹⁶	p ¹⁷
Sports & recreational instruction	p ¹⁵	p ¹⁵	p ¹⁵	p ¹⁵	p ^{23,24}	C	P	P		C	
Preschool	C ¹⁸	C ¹⁸	C ¹⁸	C ¹⁸	P		P	P	<u>P</u>		p ¹⁷
School district support facility*	C ¹⁹	C ¹⁹	C ¹⁹	C ¹⁹			P	P			
Gymnastic schools								p ²⁰		C ²⁰	
TEMPORARY LODGING											
Hotel/motel*						P	P	P	P		

Comment [b11]: Except for gas stations, these uses are now prohibited in the NB and TB zones. However, considering we have the Commercial Design Standards in place, protections are there to ensure new uses are designed to fit with the character of the area, thus it's suggested to allow expansion of the types of uses permitted.

Comment [b12]: Re auto+ equipment service uses in CBD— which are now a separate category and not allowed. But in this scenario they are combined in the umbrella "general service" use definition – and included – as we now have form-based design standards that help to ensure if such uses are added to downtown, that they must conform to our existing strict design standards.

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Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ²⁴	⊙ AMU	I	P/I
Bed & breakfast inns* (WMC 21.30.xxx)	P	P	P			P		P	P		
Temporary shelter*								p ²⁵			p ²⁵
Youth hostel*						P		P			

B. Development conditions:

1. 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;
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones; and
 - c. Only two nonresident staff are present on site at any one time.
2. Permitted as an accessory use, see commercial/industrial accessory uses, WMC21.08.060(A).
3. Only as an accessory to a hospital or other permitted institutional use.
4. Only as a re-use 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.
- ~~5. Includes only gasoline service stations and any accessory repair services.~~
6. Only as accessory to a cemetery.
7. Limited to columbariums accessory to a church; provided, that ~~existing~~ required landscaping and parking are not reduced.
8. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
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 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.
10. ~~Conditions for v~~eterinarian services are subject to the conditions set forth in WMC 21.08.110 (3):
 - 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.

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11. Only as an accessory to a hospital or other permitted institutional use.
12. Nail salons and similar uses designated as NAICS No. 812113 are permitted only if the business is connected to a public sewer.
13. ~~Only as a re-use of a public school facility subject to the provisions of Chapter 21.32 WMC 21.32.200. 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 alternatives are available, technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.~~
14. Limited to junior high/secondary schools grades seven 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.
15. 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.
16. ~~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.~~~~
17. Limited to publicly owned facilities.
18. 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.
19. Only when adjacent to an existing or proposed school.
20. Gymnastics schools are ~~allowed~~, subject to the ~~following~~ conditions set forth in WMC

Comment [b13]: Suggest allowing greater flexibility of specialized instruction uses in the Industrial zone, particularly if they are conditionally permitted.

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21.08.110 (4).

21. No outdoor storage or display.
22. Limited to martial arts instruction, yoga instruction and fitness instruction and training.
- 22-23. These facilities may not provide shower and bathing facilities, hot tubs, spas, swimming pools, or other uses that use a large volume of water.
- 23-24. For permitted ground level uses in the Central Business District, see Figure 1. In areas where retail or non-residential uses are required on the ground level, such uses 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.
25. Only as an accessory to a school, college/university, church, or fire station.

NOTE – NEW DEFINITIONS PROPOSED ASSOCIATED WITH CHANGES ABOVE.

21.06.xxx General service establishment.

General service establishment: a category of uses whose primary activity is the provision of assistance, as opposed to products, to individuals, businesses, industry, government, and other enterprises. These uses are anticipated to have little or no external impacts and limited truck traffic. Specific uses in this category include, but are not limited to, postal and courier services, equipment rentals, repair shops, laundries, automobile fueling, veterinary clinics, and other services.

21.06.xxx Heavy retail and service.

Heavy retail and service: A category of retail and/or service activities that primarily served automobile- and truck-dependent users. These uses typically require storage, warehousing or service areas exceeding 15,000 square feet [?], and have greater external impacts and heavier truck traffic than general service establishments. Examples of uses in this category includes storage, servicing and sales of agricultural supplies, building materials, manufactured homes, heating fuels, heavy equipment, and trucks.

21.06.xxx Office, medical.

Medical office: an office or clinic used exclusively by physicians, dentists, and similar personnel for the treatment and examination of patients solely on an outpatient basis, provided that no overnight patients shall be kept on the premises. The term also includes veterinary clinics and such veterinary clinics may keep domestic animals overnight inside the clinics for short periods of time in association with and accessory to the treatment of such domestic animals.

21.06.xxx Kennel.

Kennel or shelter: any outdoor or indoor facility, which houses four or more small domestic animals (that number not including one unweaned litter) for periods longer than 24 hours as a commercial venture, as a nonprofit organization, or for a governmental purpose. The facility may be either a separate business or an accessory use. A kennel is to be distinguished from a veterinary clinic which houses animals for periods that may exceed 24 hours as a commercial venture that is accessory to the primary medical activity performed in a veterinary clinic – See definition of “General service establishment”.

21.06.xxx Nursing home.

Nursing home: any facility licensed by the Washington State Department of Social and Health Services or other appropriate state agencies, providing convalescent, chronic or domiciliary care

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for a period in excess of 24 consecutive hours, for 3 or more patients or residents not related by blood or marriage to the licensee.

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21.06.xxx Personal services.

Personal services: Services rendered to individuals for personal grooming and health. Example of uses in this category include barber shops, salons, spas, and nail salons.

21.08.060 Institutional land uses.

A. Institutional land use table.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ¹⁶	Q AMU	I	P/I
Public agency or utility office	p ^{1,9} , C ^{2,9}			p ⁹	p ^{9,15}	p ¹⁵		p ⁹			
Public agency or utility yard	p ^{3,9}	p ^{3,9}					p ⁹	p ^{9,13}	p ⁹	p ⁹	p ⁹
Public agency archives							p ⁹	p ^{9,13}	p ⁹	p ⁹	p ⁹
Court								p ^{9,13}			p ⁹
Police facility					p ⁵		p ⁹	p ^{9,13}	p ⁹	p ⁹	p ⁹
Fire facility	C ^{4,9}	C ^{4,9}	C ^{4,9}	C ^{4,9}		p ⁹ , C ⁴	p ⁹	p ^{9,13}	p ⁹	p ⁹	p ⁹
Utility facility	p ⁹	p ⁹	p ⁹	p ⁹		p ⁹	p ⁹	p ⁹ , C ⁹	p ⁹	p ⁹	p ⁹
Minor communication facility (6)	C ⁹	C ⁹	C ⁹	C ⁹		C ⁹	p ⁹	p ⁹	p ⁹	p ⁹	C ^{9,12}
Private storm water management facility	p ^{7,9}	p ^{7,9}	p ^{7,9}	p ^{7,9}		p ^{8,9}	p ^{8,9}	p ^{8,9}	p ^{8,9}	p ^{8,9}	p ⁹
Interim recycling facility	p ^{9,10,11}	p ^{9,10,11}	p ^{9,10,11}	p ^{9,10,11}	p ¹⁰		p ⁹	p ^{9,13}	p ⁹	p ⁹	p ^{9,12}

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. Fire facility conditions:
 - 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

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- on a lot with the same or more intensive zoning designation.
9. If use abuts an agriculturally zoned property, the following conditions apply:
 - d. Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
 - e. Fifty feet of Type II landscaping is required in the setback; and
 - f. 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. For permitted ground level uses in the Central Business District, see Figure 1. In areas where retail or non-residential uses are required on the ground level, such uses 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. (Ord. 489 § 6 (Att. E), 2010; Ord. 347 § 9, 2003; Ord. 326 § 7, 2002; Ord. 324 § 1, 2002; Ord. 304 § 1, 2001; Ord. 295 § 2, 2001; Ord. 233 §§ 17, 18, 19, 1999; Ord. 194 § 3, 1997; Ord. 175 § 1, 1997

21.08.060 Business services land uses.

A. Business services land use table.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ¹¹	AMU ⊖	I	P/I
Self-service storage			⊖	⊖			P		P ¹	P	
Professional office					P	P ^{26,27}	P	P	P	P ¹⁶	P ²
Professional office*, small scale (<2,000sf floor area)					P	P	P	P	P		P ²
Professional office*, medium scale (2,000- 20,000sf floor area)					C	C	P	P	P		P ²
Professional office*, large scale (>20,000sf floor area)							P	P	P		
Conference center*	P ³ , C	P ³ , C	P ³ , C	P ³ , C				P	P		

Comment [b14]: Suggest replacing the one size fits all office provision with a breakdown based on size of office use

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Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ¹¹	AMU Ⓞ	I	P/I
Warehousing (4) and wholesale trade*									P ¹	P	
Automotive parking	P ⁵	P ⁵	P ⁵	P ⁵			P	P	P	P	P ⁵
Professional sport teams/promoters							P	P ⁶	P		
Mailbox rental services					P ^{7,8}						
Helistop					C ⁹	C ⁹	C ¹⁰	C ¹⁰	C ¹⁰	C ¹⁰	C ¹⁰

B. Development conditions:

1. Subject use is permitted only within a building and associated site improvements that were in existence at the (ADOPTION DATE OF THIS ORDINANCE). Expansion of a use in existence at the (ADOPTION DATE OF THIS ORDINANCE) shall be permitted.
- ~~17.2.~~ Only as an accessory use to another permitted use, not to exceed 49 percent of gross floor area.
- ~~18.3.~~ 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.
- ~~19.4.~~ Except self-service storage.
- ~~20.5.~~ 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 non-residential 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.
- ~~21.6.~~ 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.
- ~~22.7.~~ 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.
- ~~23.8.~~ Services such as photographic processing, photo printing or other types of photo processing that employ wet chemical processes are prohibited. Except for NAICS Major Group Nos. 541, 561 and 323.
- ~~24.9.~~ Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
- ~~25.10.~~ Allowed as accessory to an allowed use; or limited to emergency evacuation sites in conjunction with police, fire or health service facility.
- ~~26.11.~~ For permitted ground level uses in the Central Business District, see Figure 1. In areas where retail or non-residential uses are required on the ground level, such uses 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.

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NOTE – THE FOLLOWING USES HAVE BEEN CONSOLIDATED PER THE FOLLOWING:

- To General Services (see):
 - Passenger transportation service
 - Communications offices
 - Telegraph or other communications
 - General business services
 - Photocopying & duplicating service
- To Heavy Services (see):
 - Farm product warehousing, refrigeration and storage
 - Log storage
 - Misc equipment rental
 - Heavy equipment and truck repair
- To either General Services or Heavy Services depending on the specific characteristics of the proposed use:
 - Construction and trade
 - Individual transportation and taxi base
 - Trucking and courier service
 - Transportation services
 - Freight and cargo services
 - Outdoor advertising service

NOTE – UPDATED DEFINITIONS PROPOSED ASSOCIATED WITH CHANGES ABOVE.

21.06.xxx Professional office.

Professional office: A category of establishments primarily engaged in performing specialized professional, scientific, technical or other academic professions. Activities in this category are often conducted by highly trained or licensed professionals. Examples of establishments in this category include real estate brokers and agents; legal services; accounting and bookkeeping services; computer services; architectural, engineering, and surveying services; public relations and advertising services; and other professional, scientific and technical services.

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21.08.070 Retail land uses.

A. Retail land use table.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ¹	 AMU	I	P/I
Auto & boat <u>sales dealer</u> , new & used							P	p ^{2,3}			
Truck and motorhome <u>dealers sales</u>							P			P	
<u>Commercial use providing drive-through service*</u>					p ⁴		P	p ⁵			
<u>Farmers markets*</u>						<u>P</u>		<u>P</u>	<u>P</u>		
<u>Fruit stands*</u>					<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Home improvement store*</u>						<u>P</u> ⁶	<u>P</u> ⁶	<u>P</u> ⁶	<u>P</u> ⁶	<u>P</u> ⁶	
<u>Heavy retail*</u>							<u>P</u> ²			<u>P</u> ⁸	
<u>Nurseries & greenhouses that are ancillary to a retail use*</u>							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Restaurants, bars, and brewpubs*					p ⁸	P	P	P	P	p ⁹	
<u>Tasting room*</u>						<u>P</u>	P	P	P	p ¹⁰	
Retail, small scale (<2,000sf gross floor area)					P	P	P	P	P	p ¹⁶	
Retail, medium scale (2,000-20,000sf gross floor area)					p ¹¹	p ¹²	P	<u>P</u>	p ¹²	p ¹⁵	
Retail, large scale (20,001-60,000sf gross floor area)							P	<u>P</u> ¹³ <u>C</u>			
Retail, super scale (>60,000sf gross floor area)							P				
Sexually oriented businesses							p ¹⁴			p ¹⁴	

Comment [JN15]: NOTE THAT CITY WILL need to refine the definition of tasting room. Should be specific that the tastings need to be of product made by the company

Comment [b16]: Considering allowing smallest scale retail – per discussion adding more flexible use provisions in the Industrial District – provided it’s within a multi-tenant building.

Comment [b17]: NOTE– there is a current 10,000sf size limit provision that applies only to Food stores. Elsewhere, we suggest that food stores can be larger than standard retail uses. The Downtown Plan doesn’t have any specific policies or language on this issue, thus we’d suggest allowing all retail up to 20k – but only conditionally allowing larger scale retail, if there’s a preference in limiting the scale in this part of downtown.

B. Development conditions:

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1. For permitted ground level uses in the Central Business District, see Figure 1. In areas where retail or non-residential uses are required on the ground level, such uses 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.
2. No Outdoor storage or display is prohibited in the Pedestrian Core Design District and permitted only as an accessory activity in other applicable areas or districts. Such outdoor storage and sales area shall be limited to no more than 33 percent of the size of the applicable retail building or 10,000 square feet, whichever is less. All activity associated with permitted use shall take place within an enclosed building
3. Subject use is prohibited within the Pedestrian Core Design District.
4. 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.
5. Within the Pedestrian Core Design District, drive through window and stacking lanes are permitted only if they are contained entirely within a building.
6. Home improvement establishments shall be limited to the following size (in gross building floor area):
 - a. 5,000 square feet in the Tourist District, Amenity Mixed-Use District, and the Industrial District;
 - a.b. 24,000 square feet in the Central Business District; and
 - b.c. No limit in the General Business District.
- ~~5-7.~~ Subject use is limited to 40,000 square feet in gross floor area.
- ~~6-8.~~ Excludes bars and related drinking establishments.
- ~~7-9.~~ 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.
- ~~8-10.~~ 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.
11. Includes only food stores with up to 5,000 square feet of gross floor area.
12. Retail uses are limited to 5,000 square feet in gross floor area, except for food stores, which are permitted up to 20,000 square feet in gross floor area.
- 9-13. Food stores are permitted up to 24,000 square feet (gross floor area). Larger food stores and all other retail uses are conditionally permitted.
- ~~10-14.~~ Sexually oriented businesses are subject to the conditions set forth in WMC 21.08.110 (5).
15. 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.
16. Subject use must be within a multi-tenant building.

Comment [b18]: Suggest allowing food stores to be at least as big as home improvement stores and allow other retail an opportunity to be larger via CUP.

NOTE: PROPOSED NEW DEFINITIONS ASSOCIATED WITH THE USE CHART:

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21.06.xxx Motor vehicle, boat and mobile home dealerAuto & boat sales , new & used

Auto & boat sales , new & used: an establishment engaged in the retail sale of new and/or used automobiles, motor homes, motorcycles, trailers, boats or mobile homes, including uses located in NAICS Major Group and Industry Group Nos.

21.06.xxx Brewpub.

Brewpub: a restaurant that manufactures up to 5,000 barrels of fermented malt beverages per year on premise as an accessory use. Such an accessory use shall not occupy more than 30 percent of the gross floor area of the restaurant.

21.06.xxx Farmers' markets.

Farmers' market: a public market at which farmers and other vendors sell agricultural products, crafts, and food and beverages.

21.06.xxx Fruit stand.

Fruit stand: a building, structure, or land area used for the sale of fresh fruit or vegetables grown on-site.

21.06.xxx Home improvement store.

An establishment providing the sale of a diverse range of hardware and related materials generally used in the maintenance, repair, or construction of buildings or other structures, including lawn and garden supplies. May want to distinguish that home improvement stores serve the general public as well as contractors

21.06.xxx Retail.

Retail: any use which involves the display and sale of retail consumer goods.

21.06.xxx Truck and motorhome dealerssales.

Truck and motorhome sales: Includes wholesale and retail sale of trucks exceeding one-ton capacity.

NOTE – THE FOLLOWING USES HAVE BEEN CONSOLIDATED PER THE FOLLOWING:

- To Retail:
 - Department and variety stores
 - Food stores
 - Auto supply stores
 - Apparel, jewelry and accessory stores
 - Furniture and home furnishing stores
 - Drug stores
 - Liquor stores
 - Antique, collectable shops
 - Collectable shops
 - Second hand/used merchandise shops
 - Sporting goods and related stores

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- Book, stationery, video, and art supply stores
- Hobby, toy, game shops
- Photographic and electronic shops
- Fabric shops
- Florist shops
- Personal medical supply stores
- Ped shops
- Bulk retail
- Gift shops
- To Heavy retail
 - Forest product sales
 - Agricultural crop sales
 - Monuments, tombstones, and gravestones
 - Fuel dealers
- To Home Improvement
 - Building, hardware, and garden materials
- To Commercial use providing drive-through service
 - Gasoline service stations
- To General service (see previous table)
 - Gasoline service stations (it's a service use and features drive through)
 - Auction house

21.08.080 Manufacturing land uses.

A. Manufacturing land use table.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ³	<u>AMU</u>	I	P/I
<u>Light industry*</u>							<u>P¹</u>	<u>P^{2, 3}</u>	<u>P⁴</u>	P	
<u>Heavy industry*</u>									<u>C⁴</u>	<u>C</u>	
Food and kindred products							C	<u>P⁵, C⁵</u>	<u>P⁴</u>	P ²	
Winery/brewery/distillery							C	<u>P⁵, C⁵</u>	<u>P¹</u>	P	

B. Development conditions:

1. Outdoor storage or display is permitted only as an accessory activity. Such outdoor storage area shall be limited to no more than 33 percent of the size of the applicable light industrial building.
2. No outdoor storage or display. All activity associated with permitted use shall take place within an enclosed building.
3. Includes light industrial activities that result in the production of goods placed for on-site

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retail sale. Special restrictions:

- a. No operation of power tools or equipment are allowed which by their decibel, frequency, and/or other feature of their operation would negatively impact the surrounding area by reason of decibel levels, frequency, light (see xxxxx for standards), dust or other physical effect; and
 - b. Production or manufacturing activity shall not occur between the hours of 10:00 p.m. and 6:00 a.m.
- ~~2-4.~~ Subject use is permitted only within a building and associated site improvements that were in existence at the (ADOPTION DATE OF THIS ORDINANCE). Expansion of a use in existence at the (ADOPTION DATE OF THIS ORDINANCE) shall be permitted.
- ~~3-5.~~ For permitted ground level uses in the Central Business District, see Figure 1. In areas where retail or non-residential uses are required on the ground level, such uses 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.
- ~~4-6.~~ Subject manufacturing use is permitted if limited to 10,000 square feet in gross floor area, and conditionally permitted if larger than 10,000 square feet in gross floor area. Such manufacturing use must be associated with a retail component of the same product.

NOTE – NEW DEFINITIONS PROPOSED ASSOCIATED WITH CHANGES ABOVE.

21.06.xxx Heavy industry.

Heavy industry: A category of uses primarily associated in construction, mining, transportation, manufacturing and production. These establishments are typically large industrial uses, and generate intense traffic, noise, odor, or other external impacts. These establishments require large building areas and may include accessory outdoor storage uses. Examples of uses in this category include building material, stone, or glass manufacturing; metal or plastic fabrication; chemical products; freight facilities; aircraft or automotive manufacturing.

21.06.xxx Light industry.

Light industry: A category of uses that accommodate limited intensity levels of manufacturing and assembly activities, storage, warehousing, services and associated offices. Examples of uses in this category include call centers, textile, printing, wood products, pharmaceutical production, machinery manufacturing, research and development, regional distribution centers, and crematories.

NOTE – THE FOLLOWING USES HAVE BEEN CONSOLIDATED PER THE FOLLOWING:

- To Heavy Industry:
 - Generally all similar uses that are conditionally permitted in the industrial zone
- To Light Industry:
 - Generally all similar uses that are outright permitted in the industrial zone

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21.08.090 Resource land uses.

A. Resource land use table.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD	AMU	I	P/I
AGRICULTURE											
Gardening or fruit raising (accessory use or non-commercial)	P	P	P	P	P	P	P	P	P	P	P
Agriculture*	P ¹								P	P	
MINERAL											
Mineral extraction											
Processing of minerals									P ³	P	
Asphalt paving, roofing and saturated materials manufacturing									P ³	P	

Comment [b19]: Note – replaced the terms “growing and harvesting crops” and “raising livestock and small animals” with the defined term “agriculture” (see below).

B. Development conditions:

1. Only allowed in the R-1 zone.
2. The following conditions apply to new agriculture uses permitted after (INSERT ADOPTION DATE OF THIS ORDINANCE):
 - a. The raising of swine, poultry or goats shall be restricted to youth educational projects or limited household consumption occurring on the same lot, or lots of record;
 - b. No nuisances, such as noise, odor, air pollution, wastes, vibration, traffic or physical hazards, shall result therefrom; and
 - c. Fencing and housing adequate to certain livestock shall be provided where livestock are kept, and all livestock shall be kept and maintained in accordance with applicable laws and regulations.
3. Subject use is permitted only within a building and associated site improvements that were in existence at the (ADOPTION DATE OF THIS ORDINANCE). Expansion of a use in existence at the (ADOPTION DATE OF THIS ORDINANCE) shall be permitted.

NOTE – NEW DEFINITION PROPOSED ASSOCIATED WITH CHANGES ABOVE.

21.06.xxx Agriculture.

Agriculture: the use of land for farming, dairying, pasturing and grazing, horticulture, floriculture, viticulture, apiaries, animal and poultry husbandry, Christmas trees not subject to the excise tax imposed by RCW 84.33.100 through 84.33.140, finfish in upland hatcheries, and accessory activities, including, but not limited to, storage, harvesting, feeding or maintenance of equipment, but excluding stockyards, slaughtering or commercial food processing.

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21.08.100 Regional land uses.

A. Regional land use table.

Use	Zoning District										
	R 1-4	R 5-8	R 9-18	R 19+	NB	TB	GB	CBD ¹⁰	AMU	I	P/I
Jail							S				S
Secure community transition facility							S ¹				
Work release facility							S				
Major communication facility										S ² C ³	
Landfill										S ³	S ^{3,4}
Transfer station										S ⁵	
Wastewater treatment facility							S			C ³	S ³
Airport	S ²	S ²	S ²	S			S			S ³	S ^{3,4}
Transit bus base							S			P ³	S ³
Transit park and ride lot	S ²	S ²	S ²	S			P	P ^{3,6}	P ³	P ³	S ³
School bus base							S	S ^{3,6}		P ³	S ^{3,4}
Junior college College/University	P ^{3,7} C ^{3,8} S ³	P ^{3,7} C ^{3,8} S ³	P ^{3,7} C ^{3,8} S ³	P ⁹ C ¹⁰ S				P ³	P ³	P ³	P ³

Comment [b20]: Note: we've removed many of the uses listed in the chart – as those removed are largely unnecessary – either as a use to be governed by the use chart or simply unlikely to occur. In the event that such a use is proposed, see provision WMC 21.08.020(6)(f).

B. Development conditions:

1. 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.
2. Special use conditions:
 - 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.
3. 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.

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4. Only as an accessory to a permitted use or if operated by a public agency.
5. 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.
6. Not permitted in the Pedestrian Core District or Civic/Gateway District; see WMC 21.14.310.
7. Only as a reuse of a public school facility subject to the provisions of Chapter 21.32 WMC.
8. Only as a reuse of surplus nonresidential facility subject to the provisions of Chapter 21.32 WMC.
9. Subject use is permitted only within a building and/or associated site improvements that were in existence at the (ADOPTION DATE OF THIS ORDINANCE). Expansion of a use in existence at the (ADOPTION DATE OF THIS ORDINANCE) shall be permitted.
10. For permitted ground level uses in the Central Business District, see Figure 1. In areas where retail or non-residential uses are required on the ground level, such uses 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.

21.08.110 Special use standards.

- (1) 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 (except where such uses are permitted in the subject district), and the retail sales area shall not exceed 500 square feet;

Comment [b21]: This is moved out of the use tables to a new section here.

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- (g) Children under the age of 15 are not permitted on the premises without a supervising adult;
 - (h) On-site food preparation is prohibited (except where such uses are permitted in the subject district);
 - (i) A safe pedestrian “pick-up/drop-off” area that does not interfere with local traffic shall be provided.
- (2) 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 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; and
 - (g) Prior to the opening of the facility, proof of suitable insurance is required.
- (3) Veterinarian services are subject to the following conditions:
- (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.
- (4) Gymnasiums are 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; and
 - (d) Retail sales within a gymnastic school shall be limited to gymnastic-related items, and the retail sales area shall not exceed 500 square feet.
- (5) Sexually oriented businesses shall be prohibited within:
- (a) 650 feet of the perimeter of the building or point of access in which: any other sexually

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- oriented business is located; or
- (b) 330 feet from any office zone or residential zone, except the single-family residential zoned areas to the west and east of the North Industrial Neighborhood Sexually Oriented Business Overlay District; or
 - (c) 330 feet of any school, licensed daycare, public park, community center, public library, sports club with children's activities, or church which conducts religious or educational classes for minors.

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21.12 Development Standards - Density and Dimensions

- [21.12.010](#) Purpose.
- [21.12.020](#) Interpretation of tables.
- [21.12.030](#) Densities and dimensions – Residential zones.
- [21.12.040](#) Densities and dimensions – Public and commercial/industrial zones.
- [21.12.050](#) Measurement methods.
- [21.12.060](#) Minimum urban residential density.
- [21.12.070](#) Calculations – Allowable dwelling units or floor area.
- [21.12.080](#) Calculations – Site area used for density calculations.
- [21.12.090](#) Lot area – Prohibited reduction.
- [21.12.100](#) Lot area – Minimum lot area for construction.
- [21.12.110](#) Setbacks – Specific building or use.
- [21.12.120](#) Setbacks – Modifications.
- [21.12.130](#) Reserved.
- [21.12.140](#) Setbacks – From alley.
- [21.12.150](#) Setbacks – Adjoining half-street or designated arterial.
- [21.12.160](#) Setbacks – Projections allowed.
- [21.12.170](#) Height – Exceptions to limits.
- [21.12.180](#) Lot size averaging.
- [21.12.190](#) Lot divided by zone boundary.
- [21.12.200](#) Sight distance requirements.
- [21.12.210](#) Nonresidential land uses in residential zones.

21.12.010 Purpose.

The purpose of this chapter is to establish requirements for development relative to residential density and basic dimensional standards as well as specific rules for general application. The standards and rules are established to provide flexibility in project design, provide solar access, and maintain privacy between adjacent uses. ([Ord. 175](#) § 1, 1997)

21.12.020 Interpretation of tables.

- (1) WMC [21.12.030](#) and [21.12.040](#) contain general density and dimension standards for the various zones and limitations specific to a particular zone(s). Additional rules, exceptions, and methodology are set forth in WMC [21.12.050](#) through [21.12.210](#), and WMC [21.38.010](#) through [21.38.080](#).
- (2) The density and dimension tables are arranged in a matrix format on two separate tables and are delineated into two general land use categories:
 - (d) Residential; and
 - (e) Resource and commercial/industrial.
- (3) Development standards are listed down the left side of both tables, and the zones are listed across the top. Each cell contains the minimum or maximum requirement of the zone. Numbers in parentheses identify specific requirements found in the development conditions that follow the matrix. A blank box indicates that there are no specific requirements. If more than one standard appears in a cell, each standard will be subject to any applicable development condition as noted.

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(3)(4) Where an WMC reference/link appears after the density and dimensional topic, then the use is subject to the standards set forth in the applicable section or chapter.

(5) Property-specific development standards may be applied to specific properties or areas containing several properties through a development agreement consistent with Chapter 36.70B RCW, and approved by the City Council. (Ord. 390 § 3, 2005; Ord. 175 § 1, 1997)

21.12.030 Density and dimensions – Residential zones.

A. Density and dimensions – Residential zone standards.

Topic	R-1	R-4	R-6	R-8	R-12	R-18	R-24	R-48
DENSITY & LOT SIZE								
Base Density: Dwelling Unit/Acre	1 du/ac	4 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac	48 du/ac
Minimum Density: % of Base Density (2)		75%	75%	85%	80%	75%	70%	65%
Minimum Lot Area (1)	35,000 sf	9,000 sf	6,000 sf	5,000 sf				
Minimum Lot Width (3)	100 ft/75 ft (7) (12)	60 ft	50 ft	30 ft	30 ft	30 ft	30 ft	30 ft
Minimum Lot Width at Street (9)	100 ft/75 ft (12)	60 ft	50 ft	30 ft				
SETBACKS								
Minimum Street Setback (3)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)(17)	10 ft (8)	10 ft (8)	10 ft (8)
Minimum Interior Setback (3)	10 ft (7)	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)(17)	5 ft (10)	5 ft (10)	5 ft (10)
HEIGHT, BUILDING COVERAGE & IMPERVIOUS AREA								
Base Height	35 ft	35 ft	35 ft	35 ft	35 ft (17)	45 ft	45 ft	45 ft (18)
Maximum Building Coverage: Percentage (5) (16)	15% (11) (14)	35%	50%	55%	60%	60%	70%	70%
Maximum Impervious Surface: Percentage (5) (16) (19)	20% (15)	45%	70%	75%	85% (17)	85%	85%	90% (18)

B. Development conditions:

- (1) Except as modified by WMC 21.12.180 and WMC 21.24.085.
- (2) Also see WMC 21.12.060.
- (3) These standards may be modified under the provisions for zero-lot-line and townhome developments.
- (4) Reserved.

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- (5) Applies to each individual lot. Building coverage and impervious surface area standards for:
 - (a) Regional uses shall be established at the time of permit review; or
 - (b) Nonresidential uses in Residential zones shall comply with WMC 21.12.210.
- (6) Reserved.
- (7) The standards of the R-4 zone shall apply if a lot is less than 15,000 square feet in area.
- (8) At least 20 linear feet of driveway shall be provided between any garage, carport, or other fenced parking area and the street property line. The linear distance shall be measured along the centerline of the driveway from the access point to such garage, carport or fenced area to the street property line or pedestrian walkway, sidewalk, or easement access road(s), whichever is closest to the garage, carport or fenced parking area.
- (9) Panhandle Lots. Panhandle lots shall be allowed subject to the following requirements:
 - (a) Panhandle lots shall be allowed in cul-de-sacs, where critical areas do not allow the normal frontage required by the underlying zone, and/or where a private road is not practical.
 - (b) The width of the access corridor shall be 20 feet between the street and the main body of the lot.
 - (c) The other density and dimension standards in this section shall be determined using only the main body of the lot, and excluding the access corridor, including: minimum lot area, minimum lot width, setbacks, maximum building coverage and maximum impervious surface.
 - (d) The access corridor shall maintain a minimum height clearance of 12 feet, and shall be designed to meet the driveway requirements in the City's infrastructure standards.
 - (e) There shall not be two or more contiguous panhandle lots. In cases where multiple contiguous panhandle lots are proposed, a private road shall be required instead.
 - (f) The access corridor shall provide direct access to a paved public or private street.
 - (g) The access corridor must be part of the lot, and be under the same ownership as the main body of the lot.
 - (h) All requirements of the fire code shall be met, including access and sprinkler requirements.
- (10) For townhomes or apartment development, the setback shall be the greater of:
 - (a) Twenty feet along any property line abutting R-4 through R-8 zones; or
 - (b) The average setback of the R-4 through R-8 zoned single-family detached dwelling units from the common property line separating said dwelling units from the adjacent townhome or apartment development, provided the required setback applied to said development shall not exceed 60 feet. The setback shall be measured from said property line to the closest point of each single-family detached dwelling unit, excluding projections allowed per WMC 21.12.160 and accessory structures existing at the time the townhome or apartment development receives conditional use permit approval by the City.
 - (c) (See also landscaping requirements under WMC 21.16.060(2).
- (11) On any lot over one acre in area, an additional five percent may be used for buildings related to agricultural or forestry practices.
- (12) For the R-1 zone only, the minimum lot width at street shall be 100 feet at the street;

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except that the minimum lot width at street on cul-de-sacs shall be 75 feet at the street.

- (13) Reserved.
- (14) Maximum Building Coverage Percentage.

Lot Size	Max. Percentage Allowed
<15,000 SF	35% (Permitted for R-4 zone)
15,000 to 25,000 SF	28%
25,000 to 35,000 SF	22%
Over 35,000 SF	15%

- (15) Maximum Impervious Surface Percentage.

Lot Size	Max. Percentage Allowed
<15,000 SF	45% (Permitted in R-4 zone)
15,000 to 25,000 SF	37%
25,000 to 35,000 SF	28%
Over 35,000 SF	20%

- (16) New mobile home parks are exempt from this requirement.
- (17) If located in the Tourist District Overlay, see WMC 21.38.065.
- (18) If located in the R-48/O district, see WMC 21.38.030(5).
- (19) A maximum impervious credit of up to 50 percent for the use of pervious concrete materials as a recognized engineered all-weather surface used for walkways, patios, off-street parking lots, private easement access roads and similar hard surface areas. (Ord. 532 § 6, 2012; Ord. 448 §§ 14, 15, 2007; Ord. 426 §§ 10, 11, 2006; Ord. 400 § 11, 2005; Ord. 175 § 1, 1997)

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21.12.040 Density and dimensions – Public and commercial/industrial zones.

A. Density and dimensions – Residential zone standards.

Topic	P/I	NB	TB	GB	CBD (1)	AMU	I
DENSITY							
Base Density: Dwelling Unit/Acre		<u>12 du/ac</u>	12 du/ac	<u>36 du/ac</u>	36 du/ac	<u>36 du/ac</u>	
Residential Maximum Floor/Lot Ratio: Square Feet				<u>2/1 (2)</u>	2/1 (1) (2)	<u>2/1 (2)</u>	
Commercial/Industrial Maximum Floor/Lot Ratio: Square Feet	4/1	1/1	1/1	2/1 (3)	2.5/1	<u>42.5/1</u>	3/1
Maximum Building Coverage: Percentage							
Maximum Building Square Footage			10,000	(4)	(4)		
BUILDING SETBACKS AND FAÇADE STEP-BACKS							
Minimum Building Step-Back				10 ft (5)	10 ft (5)		
Minimum Street Setback (6)	10 ft	10 ft	(8) 10 ft (7)	(8)10 ft 25 ft (9)	(8)10 ft (7)	(8)10 ft (7)	25 ft
Minimum Interior Setback (10)	20 ft (11) (12)	10 ft	20 ft (11) (13)	25 ft (11) (9)	20 ft (11)	20 ft (11)	20 ft (11) (13) (9) 50 ft (14) (13)
BUILDING HEIGHT							
Base (10) -Height	45 ft	35 ft (15)	35 ft (15) (13) (20)	39 ft (2)	35 ft (16)	<u>Residential</u> <u>Mixed use:</u> <u>35 ft.</u> <u>Industrial:</u> 45 ft.	45 ft (13)
Maximum Height with Structured Parking				60 ft (25)	57 ft (25)		
Maximum Height			<u>45 ft (17)</u>	60 ft (25) (2)	57 ft (25) (2)	<u>57 ft (2)</u>	
IMPERVIOUS AREA LIMITS							
Maximum Impervious Surface: Percentage	85%	75%	85% (13)	85%	90%	75% 90% (13)	90% (13)

Comment [b22]: Under proposed GB policies, this zone would allow residential in conjunction with some non-residential development where within ¼ mile of a park or transit stop. Density provisions closely follow that of the CBD.

Comment [LG23]: As part of Comp Plan Update, AMU is a new proposed zone in southern industrial area allowing for mixed use but retaining industrial until such time as redevelopment occurs. This column closely follows CBD or I zone for standards depending on topic.

B. Development conditions:

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- ~~(1)~~ For all new residential development within the CBD zone, individual unit clothes washer and dryer hook ups, fireplaces, and storage spaces are required for each new residential unit.
- ~~(1)~~~~(2)~~ See WMC 21.12.040(C) for building height and density incentives.
- ~~(2)~~~~(3)~~ Maximum floor/lot area ratio percentage may be increased to 4/1 when a multi-story building is designed and used entirely for office or mixed office and retail uses.
- ~~(3)~~~~(4)~~ In the design districts pursuant to WMC 21.14.310 and in the CBD zoned area west of the Sammamish River hereby designated as the Old Town District, a retail establishment in a single building may not exceed the gross square footage (GSF) in the aggregate as follows:
- (a) Little Bear Creek Corridor Design District retail GSF limit: 80,000 square feet;
 - (b) Civic/Gateway Design District retail GSF limit: 25,000 square feet;
 - (c) Pedestrian Core Design District retail GSF limit: 30,000 square feet;
 - (d) East Frame Design District retail GSF limit: 150,000 square feet;
 - (e) Transition Area Design District retail GSF limit: 75,000 square feet;
 - (f) Old Town District retail GSF limit: 35,000 square feet.
- “Gross square footage (GSF)” is measured according to WMC 21.06.297. “Retail establishment” means a business engaged in the selling of goods or merchandise from a fixed location for direct purchase by the consumer, including services incidental to the sale of such goods. The GSF of abutting retail establishments shall be aggregated in cases where the establishments: (i) are engaged in the selling of similar or related goods, wares, or merchandise and operate under common ownership or management; or (ii) share checkout stands, a warehouse, or a distribution facility; or (iii) otherwise operate as associated, integrated or cooperative business enterprises.
- ~~(4)~~~~(5)~~ Ten-foot setback may not be required on those sites abutting a designated pedestrian-oriented street pursuant to City of Woodinville Design Standards, or as may hereafter be amended.
- ~~(5)~~~~(6)~~ Does not apply to signage. For applicable sign setbacks, see Chapter 21.20 WMC.
- ~~(6)~~~~(7)~~ Gas station pump islands shall be placed no closer than 25 feet to street front lines.
- ~~(7)~~~~(8)~~ See [WMC 21.14.371 for design provisions relating to building setbacks.](#)
- ~~(8)~~~~(9)~~ Twenty-five-foot setback only required along property lines adjoining the SR 202 and Woodinville-Snohomish Road rights-of-way. See WMC 21.16.080(2) for landscaping requirements.
- ~~(9)~~~~(10)~~ See WMC 21.16.060, Landscaping – Interior lot lines.
- ~~(10)~~~~(11)~~ A 20-foot Type I landscaped setback only required along property lines adjoining single-family residential zones, otherwise no specific setback requirement. [Developments are also subject to the interior yard compatibility provisions of WMC 21.14.380.](#)
- ~~(11)~~~~(12)~~ Fifty-foot setback required along property lines abutting agriculturally zoned parcels.
- ~~(12)~~~~(13)~~ If located in the Tourist District, see WMC 21.38.065.
- ~~(13)~~~~(14)~~ Fifty-foot setback only required along property lines adjoining Residential zones for industrial uses established by conditional use permits, otherwise no specific interior setback requirement.

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~~(14)~~(15) Height limits may be increased when portions of the structure or building which exceed the base height limit provide one additional foot of street and interior setback beyond the required setback for each foot above the base height limit, provided the maximum height may not exceed 45 feet.

~~(15)~~(16) Height is limited to 35 feet in the Civic Gateway Design District only when development abuts a low or moderate residentially zoned property.

~~(16)~~(17) Height may be increased to 49 feet when authorized by a development agreement.

C. Building Height and Density Incentives:

1. Subject to requirements, mitigation and public benefits in subsection (2), height may be increased to 57 feet maximum in the CBD or AMU zone or to 60 feet in the GB zone and/or Residential density for residential developments and residential/commercial mixed use developments located in the CBD zone may be determined by the use of a floor area ratio of 2.0 that provides for mitigation or public benefits that exceed those required under standard regulations rather than by units per acre in the GB, CBD or AMU zones.

~~10.2.~~ Said mitigation and public benefits shall include individual exceptional design in architectural features of structure and/or site design which features shall include at least two items from each category as listed below and as may be further defined. Developments may earn greater height or apply a floor area ratio subject to the following requirements, mitigation, and provision of public benefits:

Mitigation and Public Benefits for <u>Increased Height or Increased Residential FAR</u>	
<u>Category I-Mitigation for Added Height and Density</u>	<u>Category II-Public Benefits</u>
<p>All developments shall provide a minimum of <u>two of the following features not otherwise required by the Woodinville Municipal Code:</u></p> <ul style="list-style-type: none"> • <u>Transit Facilities</u> • <u>LEED Certified Structures (minimum silver) or equivalent</u> • <u>Courtyards</u> • Water Features • Pedestrian and Bicycle Facilities • Kiosks limited to one per 300 feet of street frontage • Street Furniture • Enhanced Weather Canopies • Public Art 	<p>All developments may earn a share of floor area <u>ratio or increased height up to the maximum maximums below:</u></p> <p><u>Courtyards</u> <u>Public Open Space</u> <u>Transit Facilities</u> <u>LEED Certified Structures (minimum silver) or equivalent</u></p> <p><u>Up to 45 feet in height in CBD zone:</u></p> <ul style="list-style-type: none"> • <u>Exceptional Design as defined in WMC 21.14.960</u> • <u>Public open space of XX size</u> • <u>Include a minimum of 25 percent of the total area as office space</u> <p><u>Up to 51 feet in height in GB zone:</u></p> <ul style="list-style-type: none"> • <u>Exceptional Design as defined in WMC 21.14.960</u> • <u>Public open space of XX size</u> • <u>Provide a multi-story building designed and</u>

Comment [b24]: Note: Structured parking is excluded from the list of public benefit features since it's assumed that it will be logistically necessary when constructing a structure this tall.

Comment [LG25]: This is an evolution of the City's present approach and would give credit for the more difficult or costly benefits, which would be affordable housing or TOD development and would apply to the CBD and GB zones. Potential Implications: If market is more supportive of commercial or mixed use at 36 units per acre, then most will choose the extra one story benefit over two story/FAR benefit associated with affordable housing. If achieving greater density through FAR or if greatest height is desired affordable housing is the proposed benefit, it is recommended that fee in lieu be an option for the development.

Another benefit incentive option is to do as the Bel-Red Subarea Plan – the first increment of FAR above base goes to affordable housing and the next increment to other benefits.

Another benefit incentive option is prioritize similar to Mercer Island – after public open space is provided at specific locations then only benefit is affordable housing.

In the proposed AMU zone, only the Affordable Housing or TOD options would be applied. It is a new zone with new housing opportunities and would be applied a priority for affordable housing.

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Mitigation and Public Benefits for <u>Increased Height or Increased Residential FAR</u>	
<u>Category I</u> <u>Mitigation for Added Height and Density</u>	<u>Category II</u> <u>Public Benefits</u>
	<p><u>used entirely for either office or mixed office and retail uses</u></p> <p><u>Up to 2.0 FAR and/or 57 feet in height in CBD or AMU zone, or 2.0 FAR and/or 60 feet in GB zone:</u></p> <ul style="list-style-type: none"> • <u>Affordable Housing (10% of the total units to be affordable <u>subject to WMC 21.14.XXX Standards for Affordable Housing</u>) <u>Option: Allow fee in lieu.</u></u> • <u>Transit Oriented Development <u>as defined in WMC 21.06.662 and subject to WMC 21.14.XXX Standards for Affordable Housing.</u></u>

Comment [b24]: Note: Structured parking is excluded from the list of public benefit features since it's assumed that it will be logistically necessary when constructing a structure this tall.

Comment [LG26]: Includes affordable housing by definition

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21.14.xxx Accessory Dwelling Units – Design Standards

(1) Purpose.

- (a) To provide infill housing opportunities throughout residential and mixed-use zones in Woodinville;
- (b) To provide affordable housing options; and
- (c) To provide an opportunity for rental income for property owners.

(2) Standards.

- (a) Only one accessory dwelling per lot; The accessory dwelling unit may be added to or included within the primary unit, or located in a detached structure;
- (b) The primary residence or the accessory dwelling unit shall be ~~owner~~ occupied by an owner of the property or an immediate family member of the property owner;
- (c) 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, but in no event shall exceed [800 /1,000] square feet. If the accessory dwelling unit is within the same structure as the primary residence, the total square footage of the accessory dwelling unit shall not exceed 40 percent of the total square footage of the primary dwelling unit and the accessory dwelling unit combined excluding any garage area, and in no case shall it exceed 1,000 square feet. If the accessory dwelling unit is completely located on a single floor of a multistory structure, the Planning Director may allow increased size in order to efficiently use all floor area;
- (d) One additional off-street parking space is provided; ~~in addition to the parking required for the primary dwelling unit; and~~
- (e) The property owner shall apply for an accessory dwelling unit permit with the Building Department. The application shall include an affidavit signed by the property owner agreeing to all the general requirements outlined in this section. Approval of the accessory dwelling unit shall be subject to the applicant recording a document with the King County department of records and elections which runs with the land and identifies the address of the property, states that the owner(s) resides in either the principal dwelling unit or the accessory dwelling unit, includes a statement that the owner(s) will notify any prospective purchasers of the limitations of this section, and provides for the removal of the accessory dwelling unit if any of the requirements of this chapter are violated.

NOTE: Following are several sections addressing issues that are commonly covered in local ADU ordinances. They may not be critical, but provide clarification on issues that are commonly raised.

- (f) The primary entrance to the accessory dwelling unit shall be located in such a manner as to be clearly secondary to the main entrance to the principal unit and shall not detract from or alter the single-family character of the principal unit. [OR One accessory dwelling unit door may be constructed on the front or street side of the residence; provided, that it is screened from the street or the visual impact is otherwise mitigated.]
- (g) Additions to an existing structure or newly constructed detached structures created for the purpose of developing an accessory dwelling unit, shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit
- (h) The portion of a single-family dwelling in which an accessory dwelling unit is proposed

Comment [b27]: NOTE – The following content is updated material formerly located in the permitted use chapter as footnote 3 to the residential permitted use table. The Track Changes include ARCH suggestions.

Comment [AJS28]: Clarifies that one more than required by code, and not one more from what is currently provided on site. E.g. if a house has 4 parking spaces, but only 3 required by code, then no additional parking is required.

Comment [AJS29]: This allows some relaxation of code for non-safety item.

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must comply with all standards for health and safety contained in all applicable codes, with the following exception for ceiling height. Space need not meet current International Building Code (IBC) ceiling height requirements if it was legally constructed as habitable space.

- (i) That portion of a single family residence which meets the definition of accessory dwelling unit, may be legally established, and not subject to zoning violation fines, if the following requirements are met: (1) An application for an ADU permit is filed within two (2) years of the effective date of the ordinance codified in this section; (2) The ADU is determined to meet the requirements of this section as well as any other applicable Code requirements. An ADU inspection will be required for issuance of an ADU permit. The ADU inspection fee will cover a physical inspection of the ADU. This fee will be waived if the ADU existed on the effective date of the ordinance codified in this section, and the ADU permit is applied for [within two years of the effective date of the ordinance codified in this section] OR [specified date]. Existing legally nonconforming structures may be used for the locating of an ADU if the Building Official determines that the structure is sound, will not pose a hazard to people or property, and meets the requirements of this section and building code requirements. Portions of buildings that undergo a change of use are required to meet building codes for new construction in compliance with the current building code.

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21.14.xxx Live-Work Dwelling Unit – Design Standards

(1) Purpose. To provide opportunities to integrate commercial uses within a dwelling unit.

(2) Applicability. See WMC 21.08.030 to determine where such uses are permitted.

(3) Standards.

- (a) The live-work unit shall be the primary dwelling of the occupant;
- (b) The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately; and
- (c) The ground level building frontage shall feature a minimum floor to floor height of 13 feet for a minimum depth of 20 feet to allow for permitted non-residential uses.
- (d) No additional parking spaces shall be required, except where more than 1,000 square feet of floor area are dedicated to applicable non-residential uses.

21.14.xxx Cottage Housing – Design Standards

(1) Purpose.

- (a) To provide an opportunity for small, detached housing types clustered around a common open space;
- (b) To ensure that cottage developments contribute to the overall character of residential areas;
- (c) To provide for centrally located and functional common open space that fosters a sense of community;
- (d) To provide for semi-private area around individual cottages to enable diversity in landscape design and foster a sense of ownership;
- (e) To minimize visual impacts of parking areas on the street and adjacent properties and the visual setting for the development; and
- (f) To promote conservation of resources by providing for clusters of small dwelling units on a property.

(2) Description.

Cottage housing refers to clusters of small detached dwelling units arranged around a common open space.

(3) Lot configuration.

Cottages may be configured as condominiums or fee-simple lots provided they meet the standards herein.

(4) Density bonus.

Due to the smaller relative size of cottage units, each cottage shall be counted as one-half a dwelling unit for the purpose of calculating density. For example, a cluster of 6 cottages would be equivalent to 3 dwelling units.

(5) Dimensional standards.

Table 21.14.xxx Dimensional standards for cottages:

<u>Standard</u>	<u>Requirement</u>
<u>Maximum floor area</u>	<u>1,200SF</u>
<u>Minimum common space</u> <u>(See subsection (l) below for more info)</u>	<u>400 SF/unit</u>

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Standard	Requirement
<u>Minimum private open space</u> (See subsection (J) below for more info)	<u>200 SF/unit</u>
<u>Maximum height for cottages</u>	<u>20 ft. (all parts of the roof above 18 ft. shall be pitched with a minimum roof slope of 6:12)</u>
<u>Maximum height for cottages accessory structures</u>	<u>18 ft.</u>
<u>Setbacks (to exterior property lines)</u>	<u>See WMC 21.12.030</u>
<u>Minimum distance between structures (Including accessory structures)</u>	<u>10 ft.</u>
<u>Minimum parking spaces per cottage:</u>	<u>ADD CROSS REFERENCE TO PARKING STANDARDS – SUGGEST 1.5/UNIT – CERTAINLY LESS THEN 2, MORE THAN 1.0.</u>

(6) Units in each cluster.

Cottage housing developments shall contain a minimum of 4 and a maximum of 12 cottages located in a cluster to encourage a sense of community among the residents. A development site may contain more than one cottage housing development.

(7) Windows on the street.

Transparent windows and/or doors are required on at least 10 percent of the facades (all vertical surfaces) of all cottages facing the street and common open space. For facades facing north, at least 8 percent of the facade shall include transparent windows or doors. DEPARTURES will be considered pursuant to (ADD CROSS REFERENCE FOR STANDARDS RELATED TO DEPARTURES) for cottages where that standard applies to 2 or more facades, provided the design meets the purpose of the standards.

Comment [b30]: Consider departure provisions – similar to what's provided for other commercial design standards in 21.14.

(8) Parking and driveway location and design.

- (a) Parking shall be located on the same property as the cottage development;
- (b) Where lots abut an alley, the garage or off-street parking area is encouraged to take access from the alley;
- (c) Parking areas shall be located to the side or rear of cottage clusters and not between the street and cottages. Parking is prohibited in the front and interior setback areas;
- (d) Parking and vehicular areas shall be screened from public street and adjacent residential uses by landscaping or architectural screens. For parking lots adjacent to the street, at least 10 feet of Type C landscaping (ADD CROSS-REFERENCE) shall be provided between the sidewalk and the parking area. For parking lots along adjacent residential uses, at least 5 feet of Type A, B, or C landscaping (ADD CROSS-REFERENCE) shall be required. The city will consider alternative landscaping techniques provided they effectively mitigate views into the parking area from the street or adjacent residential uses and enhance the visual setting for the development;
- (e) Parking shall be located in clusters of not more than 5 adjoining uncovered spaces (except where adjacent to an alley). DEPARTURES will be considered pursuant to (ADD CROSS-REFERENCE) provided alternative configurations improve the visual setting for development;
- (f) Garages may be attached to individual cottages provided all other standards herein are met and the footprint of the ground floor, including garage, does not exceed 1,000 square

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feet. Such garages shall be located away from the common open spaces; and

(g) No more than one driveway per cottage cluster shall be permitted, except where clusters front onto more than one street.

(9) Common open space requirements.

(a) Open space shall abut at least 50 percent of the cottages in a cottage housing development;

(b) Open space shall have cottages abutting on at least 2 sides;

(c) Cottages shall be oriented around and have the main entry from the common open space;

(d) Cottages shall be within 60 feet walking distance of the common open space; and

(e) Open space shall include at least 1 courtyard, plaza, garden, or other central open space, with access to all units. The minimum dimensions of this open space are 15 feet by 20 feet.

(10) Required private open space.

Private open space shall be required adjacent to each dwelling unit, for the exclusive use of the cottage resident(s). The space shall be usable (not on a steep slope) and oriented toward the common open space as much as possible, with no dimension less than 10 feet.

(11) Porches.

Cottage facades facing the common open space or common pathway shall feature a roofed porch at least 80 square feet in size with a minimum dimension of 8 feet on any side.

(12) Covered entry and visual interest. Cottages located facing a public street shall provide:

(a) A covered entry feature (with a minimum dimension of 6 feet by 6 feet) visible from the street;

(b) At least 10 feet of landscaped open space between the residence and the street; and

(c) At least 2 architectural details, such as:

(i) Decorative lighting;

(ii) Decorative trim;

(iii) Special door;

(iv) Trellis or decorative building element; and/or

(v) Bay window.

Alternative design treatments will be considered as DEPARTURES pursuant to pursuant to (ADD CROSS-REFERENCE) provided the design treatments provide visual interest to the pedestrian.

(13) Character and diversity.

Cottages and accessory buildings within a particular cluster shall be designed within the same "family" of architectural styles. Examples elements include:

(a) Similar building/roof form and pitch;

(b) Similar siding materials;

(c) Similar porch detailing; and/or

(d) Similar window trim;

A diversity of cottages can be achieved within a "family" of styles by:

(e) Alternating porch styles (such as roof forms);

(f) Alternating siding details on facades and/or roof gables; and/or

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(g) Different siding color.



Figure . Typical cottage housing layouts.

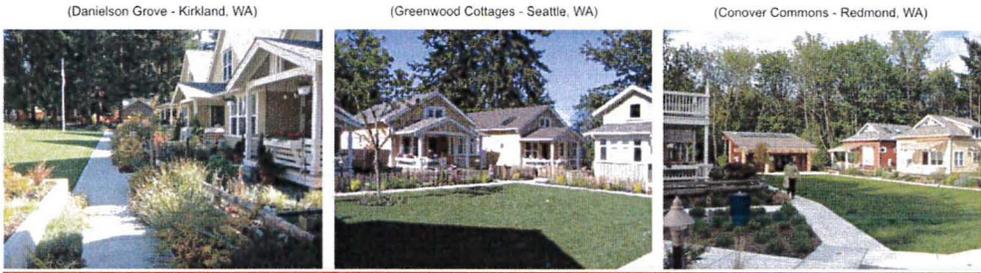


Figure . Cottage housing examples.

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21.14.XXX Standards for Affordable Housing

Where a developer chooses to provide affordable housing to achieve a height, density, or floor area ratio incentive pursuant to WMC 12.12.040, the following provisions shall apply:

(1) Locations. The affordable housing units shall be intermingled with all other dwelling units in the development.

(2) Tenure. The type of ownership (owner vs. rental) of the affordable housing units shall be the same as the type of ownership for the rest of the dwelling units in the development.

(3) Unit mix. The affordable housing units should consist of a range of number of bedrooms or studios that are comparable to units in the overall development.

(4) Timing. The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the rest of the dwelling units in the development.

(5) Affordability Agreement. Prior to any building permit, an agreement in form and substance acceptable to the City shall be executed providing price restrictions, homebuyer or tenant qualifications and long-term affordability. The agreement shall be recorded with King County Department of Records and Elections and shall constitute a covenant running with the land. The City reserves the right to establish in the affordability agreement monitoring fees for the affordable housing unit, which can be adjusted over time to account for inflation. The purpose of any monitoring fee is for the review and processing of documents to maintain compliance with income and affordability restrictions of the affordability agreement.

(6) Duration of Affordability. Affordable housing units shall remain as affordable housing for a minimum of 30 years from the date of initial owner occupancy for owner affordable units and for the life of the project for rental affordable housing units.

(7) Alternative Compliance. (Add fee in lieu option similar to other Eastside King County Communities; see overview accompanying code).

NOTE – NEW DEFINITIONS PROPOSED ASSOCIATED WITH CHANGES ABOVE:

Affordable housing unit means:

- Owner Affordable Housing Unit. An owner-occupied dwelling unit affordable to households with household income not exceeding ninety percent (90%) of the King County median income, adjusted for household size.
- Rental Affordable Housing Unit. A renter-occupied dwelling unit affordable to households whose income does not exceed sixty percent (60%) of the King County median income, adjusted for household size.

Comment [LG31]: Based on ARCH material.
We suggest adding fee in lieu similar to other Eastside Communities.

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King County Median Income: The median yearly income for the average sized family in the Seattle Metropolitan Statistical Area as published by the United States Department of Housing and Urban Development from time to time. In the event such income determination is no longer published, or has not been updated for a period of at least eighteen (18) months, the City may use or develop such other reasonable method as it may choose in order to determine the income for families in King County at the median yearly income for King County.

21.14.310 Applicability

(1) All new construction within the CBD, O, TB, GB, AMU and NB zones shall be subject to all chapters of the design standards as determined by the Director. The Downtown and Little Bear Creek Corridor study area has some additional specific design standards that are incorporated into the commercial design standards.

21.14.910 Architectural scale.

~~(c) Building Height Incentive Potential. Buildings exceeding the allowed base height, pursuant to WMC 21.12.040, with an additional floor (maximum of four, with a height not to exceed 51 feet) can be obtained through the provision of City-approved public open space and at least two of the following:~~

~~(i) Exceptional design (see WMC 21.14.960) in architectural features of structures and/or site layout;~~

~~(ii) Leadership in Energy and Environmental Design (LEED) Certification for all structures pursuant to the U.S. Building Council rating system;~~

~~(iii) Structured parking for all required parking; or~~

~~(iv) Private open space. (Ord. 489 § 11 (Att. J), 2010; Ord. 400 § 12, 2005)~~

Chapter 21.38

PROPERTY-SPECIFIC DEVELOPMENT STANDARDS AND SPECIAL DISTRICT OVERLAYS

~~21.38.030 — Specific development standards — High Density Residential (R-48)/Office.~~

~~(1) Permitted uses on properties designated High Density Residential (R-48)/Office shall include all uses permitted in the Urban Residential (R-19+) and Office zones as set forth in Chapter 21.08 WMC, excluding the following:~~

~~(a) Theater;~~

~~(b) Funeral home;~~

~~(c) Cemetery;~~

~~(d) Hospital;~~

~~(e) Self-service storage; and~~

~~(f) Miscellaneous rental equipment.~~

~~(2) Total floor area for retail sales and services permitted pursuant to subsection (1) of this section shall be limited to 2,000 square feet per individual use.~~

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~~(3) Residential densities shall be developed as follows:~~

- ~~(a) The base residential density is 48 dwelling units per acre;~~
- ~~(b) The maximum residential density is 72 dwelling units per acre;~~
- ~~(c) The minimum number of dwelling units that may be allowed is 31 units per acre;~~
- ~~(d) Units may be developed as townhomes, apartments, or senior assisted.~~

~~(4) Office space, while not required, is permitted if the proposed office use is integrated with the residential uses to the extent feasible.~~

~~(5) The following development standards apply:~~

~~(a) Setbacks:~~

~~(i) Street setbacks shall be 10 feet.~~

~~(ii) Interior lot line setbacks shall be five feet, unless the property line abuts a single family detached dwelling or zone, in which case the setback shall be 20 feet.~~

~~(b) Building Heights. A maximum building height of 55 feet is permitted.~~

~~(c) Impervious Surface. The maximum percentage of impervious surface permitted is 75 percent.~~

~~(d) Design Standards. See WMC 21.14.050, 21.14.070, 21.14.080, 21.14.090, 21.14.250 and 21.14.260.~~

~~(e) On Site Recreation. See WMC 21.14.180 through 21.14.240 and 21.14.270 through 21.14.290.~~

~~(f) Landscaping.~~

~~(i) Street Frontage. A 10-foot width of Type III landscaping shall be required.~~

~~(ii) Street trees shall be required pursuant to the City's street tree plan or as determined by the Development Services Director.~~

~~(iii) Interior Lot Lines. A 10-foot width of Type II landscaping shall be required, except where the development abuts a single family dwelling or zone or industrial development or zone, in which case a 20-foot width of Type II landscaping shall be required.~~

~~(iv) Parking lot landscaping shall be required per WMC 21.16.070.~~

~~(g) Parking. The number of parking spaces required shall be determined by a parking study and approved by the Development Services Director. Shared parking is permissible per WMC 21.18.040. With the exception of WMC 21.18.030, all other provisions of Chapter 21.18 WMC apply.~~

~~(h) Signs. The provisions of Chapter 21.20 WMC shall apply, except for the following:~~

~~(i) To the extent possible, residential views shall not be disturbed by office signs.~~

~~(ii) Except for mixed use buildings, no office signs shall be permitted in solely residential areas.~~

~~(iii) Signs for offices must be located within 300 feet of the structure containing the offices.~~

~~(i) Environmentally Sensitive Areas. All provisions of Chapter 21.24 WMC apply. (Ord. 465 § 27, 2008; Ord. 448 § 22, 2007; Ord. 400 § 19, 2005; Ord. 390 § 6, 2005; Ord. 175 § 1, 1997)~~

21.38.055 Special district overlay – Regional Retail.

(1) The purpose of the regional retail special district overlay is to establish an area for regional retail development to occur in a manner compatible with adjacent industrial uses and featuring generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans. Regional Retail districts shall only be established in areas zoned I. Permitted uses shall include all uses permitted in the I zones, as set forth in Chapter 21.08 WMC, regardless of the classification used as the underlying zone on a particular parcel of land.

(2) The following additional uses are permitted in the Regional Retail Overlay:

(a) Individual retail uses featuring at least 100,000 square feet of gross floor area. This could

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include general merchandise, building, hardware and garden materials stores, food stores, electronics stores, furniture and home furnishings stores, and sporting goods stores; and

(b) Other retail uses permitted in the CBD zone per WMC 21.08.070 provided they are within the same development and supportive of the regional scale retail use described in paragraph (a) above.

(3) Development standards and design criteria:

(a) Developments shall be subject to the Commercial Design Standards set forth in Chapter 21.14.

(b) Site design and the associated vehicular access network shall be designed to minimize impacts to surrounding industrial uses.

(c) Site design shall emphasize Low Impact Development techniques to the extent feasible based on soil types.

21.38.060—Special district overlay—Office/Research Park Development.

~~(1) The purpose of the office/research park special district overlay is to establish an area for development to occur in a campus setting with integrated building designs, flexible grouping of commercial and industrial uses, generous landscaping and buffering treatment, and coordinated auto and pedestrian circulation plans. Office/research park districts shall only be established in areas zoned GB, O, or I zones. Permitted uses shall include all uses permitted in the GB, O, and I zones, as set forth in Chapter 21.08 WMC, regardless of the classification used as the underlying zone on a particular parcel of land.~~

~~(2) The following development standards shall apply to uses locating in office/research park overlay districts:~~

~~(a) All uses shall be conducted inside an entirely enclosed building, except that outdoor storage and loading areas may be permitted if screened from public view with Type I landscaping;~~

~~(b) An internal circulation plan shall be developed to facilitate pedestrian and vehicular traffic flow between major project phases and individual developments;~~

~~(c) The standards set forth in this section shall be applied to the development as a unified site, notwithstanding any division of the development site under a binding site plan or subdivision;~~

~~(d) All buildings shall maintain a 50-foot setback from perimeter streets and from Residential zoned areas;~~

~~(e) The total permitted impervious lot coverage shall be 80 percent. The remaining 20 percent shall be devoted to open space. Open space may include all required landscaping, and any unbuildable environmentally sensitive areas and their associated buffers;~~

~~(f) The landscaping standards set forth in Chapter 21.16 WMC are modified as follows:~~

~~(i) Twenty-foot wide Type II landscaping shall be provided along exterior streets, and 20-foot wide Type III landscaping shall be provided along interior streets;~~

~~(ii) Twenty-foot wide Type I landscaping shall be provided along property lines adjacent to Residential zoned areas;~~

~~(iii) Fifteen-foot wide Type II landscaping shall be provided along lines adjacent to Non-residential zoned areas; and~~

~~(iv) Type IV landscaping shall be provided within all surface parking lots as follows:~~

~~(A) Fifteen percent of the parking area, excluding required perimeter landscaping, shall be landscaped in parking lots with more than 30 parking stalls;~~

~~(B) At least one tree for every four parking stalls shall be provided, to be reasonably distributed throughout the parking lot; and~~

~~(C) No parking stall shall be more than 40 feet from some landscaping;~~

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~~(v) An inventory of existing site vegetation shall be conducted pursuant to the procedures set forth in Chapter 21.15 WMC. Significant trees identified in the inventory shall be retained as set forth in Chapter 21.15 WMC for commercial and industrial developments; and~~

~~(vi) An overall landscaping plan which conforms to the requirements of this subsection shall be submitted for the entire district or each major development phase prior to the issuance of any site development, grading, or building permits;~~

~~(g) Lighting within an office/industrial park shall shield the light source from the direct view of surrounding residential areas;~~

~~(h) Refuse collection/recycling areas and loading or delivery areas shall be located at least 100 feet from residential areas and screened with a solid view-obscuring barrier;~~

~~(i) Off street parking standards as set forth in Chapter 21.18 WMC are modified as follows:~~

~~(i) One space for every 300 square feet of floor area shall be provided for all uses, except on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, and retail/service uses;~~

~~(ii) Parking for on-site daycare, exercise facilities, eating areas for employees, archive space for tenants, and retail/service uses shall be no less than one space for every 1,000 square feet of floor area and no greater than one space for every 500 square feet of floor area; and~~

~~(iii) At least 25 percent of required parking is encouraged to locate in a parking structure; and~~

~~(j) Sign standards as set forth in Chapter 21.20 WMC are modified as follows:~~

~~(i) Signs visible from the exterior of the park shall be limited to one monument office/research park identification sign at each entrance. Such signs shall not exceed an area of 64 square feet per sign;~~

~~(ii) No pole signs shall be permitted; and~~

~~(iii) All other signs shall be visible only from within the park. (Ord. 478 § 10, 2009; Ord. 426 § 20, 2006; Ord. 400 § 19, 2005; Ord. 175 § 1, 1997)~~

21.38.080 — Special district overlay — Mixed Use.

~~The provisions of the underlying zone shall apply, until regulations are adopted. (Ord. 400 § 19, 2005; Ord. 175 § 1, 1997)~~

