



CITY OF CARNATION

PLANNING BOARD REGULAR MEETING

AGENDA

Planning Board

M'Liss Moon,
Chairperson

Nate Johnson,
Vice-Chairperson

Vito Romano

Ron Lundeen

Salwa Raphael

City Staff:

Amy Arrington,
City Manager

Amanda Smeller,
City Planner

Becky Buelna,
*Development &
Permitting
Coordinator*

Mary Madole,
City Clerk

Date: July 23, 2019

Time: 7:00 P.M.

Location: Carnation City Hall - 4621 Tolt Avenue

Planning Board Agenda material is available for public review at City Hall on the Friday prior to the Planning Board meeting. Information regarding specific agenda topics may be obtained from City Hall by 3:00 pm on the Friday preceding the Board meeting. Citizens are encouraged to call the City Planner or City Clerk at (425) 333-4192 if you have any questions concerning Planning Board meetings.

AGENDA ITEMS:

1. Call to Order
2. Roll Call
3. Approval of Minutes:
 - a. June 25, 2019 Regular Meeting
4. Citizen Comments and Requests
5. Unfinished Business
 - a. 2019 Docket for amendments to the Development Regulations
 - i. Review of permissible uses table, CMC 15.40.
6. Other
7. Adjournment

CITY OF CARNATION

MINUTES OF THE REGULAR PLANNING BOARD MEETING

June 25, 2019

CALL TO ORDER: Vice-Chairperson Nate Johnson called the regular meeting of the Carnation Planning Board to order at 7:00 PM in the Council Chambers at Carnation City Hall.

ROLL CALL: Vice-Chairperson Nate Johnson, Boardmember Salwa Raphael, Boardmember Ron Lundeen, City Manager Amy Arrington, City Planner Amanda Smeller, City Clerk Mary Madole, and citizens present. Chairperson M'Liss Moon and Boardmember Vito Romano were absent and excused.

APPROVAL OF MINUTES: MOTION BY BOARDMEMBER LUNDEEN AND SECOND BY BOARDMEMBER RAPHAEL TO APPROVE THE MINUTES OF THE MAY 28, 2019, REGULAR MEETING AS PRESENTED. MOTION PASSED UNANIMOUSLY (3-0).

PUBLIC HEARING: ANNUAL AMENDMENT TO COMPREHENSIVE PLAN, CHAPTER 7 – TRANSPORTATION ELEMENT, AND CHAPTER 9 – CAPITAL FACILITIES ELEMENT. Vice-Chairperson Johnson asked if all persons who wished to be heard during the public hearing had signed-in to speak, described the hearing subject, opened the public hearing at 7:01 PM, and referred to the Rules of Order which were posted at the sign-in sheet and speakers' rostrum. City Clerk Madole delivered the staff report and described the proposed amendments to Carnation Comprehensive Plan Chapter 7 Transportation Element to adopt and incorporate by reference the City's 2020 Transportation Improvement Plan, and Chapter 9 Capital Facilities Element to adopt and incorporate by reference the Riverview School District 2019 Capital Facilities Plan and make other housekeeping amendments to the City's Capital Improvement Plans to update project costs and reflect projects that have been completed for the transportation, parks, and water systems. Vice-Chairperson Johnson called for speakers.

Tim Harris, 33085 NE 43rd Place, thinks that the Larson Avenue Connector project will be a very beneficial project, and encourages the City to raise its priority. He would also like to see a connection from Larson Avenue to the west side of the shopping center parking lot, and improvements to the trails system in town.

Vice-Chairperson Johnson called for additional persons who wished to speak during the public hearing. No further speakers came forward. Planning Boardmember discussion took place. Vice-Chairperson Johnson closed the public hearing at 7:40 PM.

MOTION BY BOARDMEMBER LUNDEEN AND SECOND BY VICE-CHAIRPERSON JOHNSON TO RECOMMEND THE CITY COUNCIL APPROVE AN ORDINANCE AMENDING CHAPTER 7 TRANSPORTATION ELEMENT AND CHAPTER 9 CAPITAL FACILITIES ELEMENT OF THE CARNATION COMPREHENSIVE PLAN TO ADOPT AND INCORPORATE BY REFERENCE THE CITY'S 2020 TRANSPORTATION IMPROVEMENT PLAN AND THE 2019 RIVERVIEW SCHOOL DISTRICT CAPITAL FACILITIES PLAN, BASED ON THE FOLLOWING FINDINGS AND CONCLUSIONS:

THE CARNATION PLANNING BOARD HAS CONSIDERED THE CRITERIA ENUMERATED UNDER CARNATION MUNICIPAL CODE SUBSECTION 15.100.030(E)(1) AND HAS FOUND THAT THE PROPOSED AMENDMENTS SATISFY THE REQUIREMENTS THEREIN; AND

THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE GROWTH MANAGEMENT ACT (CHAPTER 36.70A RCW); AND

THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE EXISTING GOALS AND POLICIES OF THE COMPREHENSIVE PLAN; AND

CITY OF CARNATION

MINUTES OF THE REGULAR PLANNING BOARD MEETING

June 25, 2019

PUBLIC HEARING: THE PROPOSED AMENDMENTS WILL HAVE A BENEFICIAL CUMULATIVE IMPACT UPON
ANNUAL THE CITY; AND
AMENDMENT TO CAPITAL FACILITIES AND INFRASTRUCTURE ARE AVAILABLE TO SUPPORT THE
COMPREHENSIVE PROPOSED AMENDMENTS; AND
PLAN. (CONTINUED THE PLANNING BOARD HAS CONSIDERED CHANGES IN CIRCUMSTANCES THAT
FROM PAGE 1) SUPPORT THE AMENDMENT INCLUDING REVISIONS TO POPULATION ESTIMATES,
EXPANSION OR REDUCTION OF THE URBAN GROWTH AREA, ANNEXATION, NEW
INFRASTRUCTURE AND CAPITAL FACILITIES, AND SIMILAR FACTORS; AND
THERE ARE NO PROBABLE SIGNIFICANT ADVERSE ENVIRONMENTAL IMPACTS THAT
WOULD RESULT FROM THE PROPOSED AMENDMENTS.
MOTION PASSED UNANIMOUSLY (3-0).

ADJOURNMENT: There being no further business before the Planning Board, the meeting adjourned by
common consent at 7:23 PM.

Approved at the regular meeting of the Carnation Planning Board on July 23, 2019.

PLANNING BOARD CHAIRPERSON, M'LISS MOON

DEVELOPMENT & PERMITTING COORDINATOR, BECKY BUELNA



CITY OF CARNATION

Date: July 18, 2019
To: City of Carnation Planning Board
From: Amanda Smeller, City Planner
Re: Amendments to the Permitted Uses Table, CMC 15.40.

The City included updating and amending the Table of Non-Residential Permitted Uses as part of the 2019 docket of amendments to the Comprehensive Plan and Land Use Code. Our current code section, CMC 15.40, Permissible Uses, including the table, is attached in this packet. Among the issues to address are the length of the table, overly specific uses, uses that are listed but not allowed in any zone, and other ways to display the data that is more concise and user friendly.

The City's current table is lengthy and very specific in category and types of uses. For example, "Manufacturing" has 37 specific types listed, several of which are not permissible in any zone. We could choose to consolidate the types of manufacturing into similar groups and/or define manufacturing in the definitions section so as not to list out every different type of manufacturing in the table itself.

Your packet includes samples from the City of Sammamish and Jefferson County showing how each of these jurisdictions lay out their permissible use sections and any associated tables. As you can see, both are still lengthy, but more concise than Carnation's table. Jefferson County lays their table out similar to Carnation's, but with fewer specific use types and more of a general category heading for each section (Residential, Commercial, Public Use, etc.). The City of Sammamish includes separate tables of uses for each section such as Residential, Recreational, and Governmental. More specific uses are then listed under each category.

These are two examples of how we can reduce the length of the table and consolidate similar uses into one type under a specific category. I would also recommend we delete any uses that aren't allowed in any zone. Further, for clarity, I recommend we place an "X" for any use that isn't allowed in a particular zone.

Lastly, I have included samples of what our own code could look like based on the examples provided by the other jurisdictions. So far, I only worked with the manufacturing section as it is cumbersome and to get an idea of the board's preferences.

While the docket does not specifically reference the residential use table, I amended how our table is currently laid out to be clearer and more user friendly. This is an example of how the rest of the table could be laid out as well.

City of Carnation

Title 15 - LAND USE

Chapter 15.40 PERMISSIBLE USES

Chapter 15.40 PERMISSIBLE USES ^[2]

Sections:

[15.40.010 Table of permissible uses.](#)

[15.40.015 Interpretation—North American Industrial Classification System.](#)

[15.40.020 Use of the designations P, S, and C in table of permissible uses.](#)

[15.40.030 Jurisdiction over otherwise permissible uses.](#)

[15.40.040 Permissible uses and specific exclusions.](#)

[15.40.050 Accessory uses.](#)

[15.40.060 Permissible uses in all zones.](#)

[15.40.070 Change in use.](#)

[15.40.080 Combination uses.](#)

[15.40.090 More specific use controls.](#)

15.40.010 Table of permissible uses.

The table of permissible uses set forth in Table I codified at the end of this chapter establishes the permissible uses for the various zoning districts in the city, subject to other applicable provisions in this title. Land uses are either defined in Section 15.08.010 or by the North American Industry Classification System (NAICS) definition that corresponds to the number in the first column in Table I.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.015 Interpretation—North American Industrial Classification System.

- A. All references to the North American Industrial Classification System (NAICS) are to the titles and descriptions found in the North American Industrial Classification System, 2002 Edition, prepared by United States Office of Management and Budget which are adopted by reference. The NAICS is used, with modifications to suit the purposes of this title, to list and define land uses authorized to be located in the various zones. A copy of this code will be made available at City Hall upon request.
- B. The NAICS categorizes each land use under a general two-digit major group number or sector, and then under a more specific three to six-digit industry group or industry number. A use shown on the land use table with a NAICS number includes all uses listed in the NAICS for that group, unless a NAICS land use within that category is also listed.
- C. An asterisk (*) in the NAICS number column of a land use table means that the NAICS definition for the specific land use identified has been modified by this title or another definition of the land use has been used. The definition may include one or more NAICS subclassification numbers, or may define the use without reference to the NAICS.

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Chapter 15.40 PERMISSIBLE USES

- D. The city planner shall determine whether a proposed land use not specifically listed in a land use table or specifically included within a NAICS classification is allowed in a zone. The city planner'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 Chapter 15.36 CMC, by considering the following factors:
1. The physical characteristics of the use and its supporting structures, including but not limited to scale, traffic and other impacts, and hours of operation;
 2. Whether or not the use complements or is compatible with other uses permitted in the zone; and
 3. The NAICS classification, if any, assigned to the business or other entity that will carry on the primary activities of the proposed use.
- E. The decision of the city planner on an NAICS classification shall be final unless the applicant or an adverse party files an appeal to the hearing examiner pursuant to CMC Section 15.11.010
- F. Where a conflict or inconsistency exists between the provisions of this title and the provisions of the NAICS, the provisions of this title shall control. The city planner shall have sole authority to determine if such a conflict exists, and to administer this title in a manner consistent with its underlying purpose.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.020 Use of the designations P, S, and C in table of permissible uses.

Subject to Section 15.40.030, when used in connection with a particular use in the Table of Permissible Uses (Section 15.40.010), the letter "P" means that the use is permissible in the indicated zone. The letter "S" means a special use permit must be obtained from the city planner, and the letter "C" means a conditional use permit must be obtained from the hearing examiner, both of which are subject to the criteria and requirements of CMC Section 15.16.13015.18.040. If neither a P, S, nor C is indicated for a particular use in the Table of Permissible Uses, the use is prohibited in that zoning district.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.030 Jurisdiction over otherwise permissible uses.

Notwithstanding any other provisions of this chapter, whenever the Table of Permissible Uses, interpreted in light of the provisions of this chapter, provides that a use is permissible within a particular zone, a special use permit may nevertheless be required if the city planner finds that the proposed use would have an extraordinary impact on neighboring properties or the general public. In making this determination, the city planner shall consider, among other factors, whether:

- A. The use is proposed for an undeveloped or previously developed lot; and
- B. The proposed use constitutes a change from one NAICS sector or principal use classification to another NAICS sector or principal use classification, the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question.

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(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.040 Permissible uses and specific exclusions.

- A. The presumption established by this title is that all legitimate uses of land are addressed within the Table of Permissible Uses, and are either allowed or not allowed thereby. But because the list of permissible uses set forth in Section 15.40.010 (Table of Permissible Uses) cannot be all inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.
- B. Notwithstanding subsection A of this section, all distinct uses that are not listed in Section 15.40.010 (Table of Permissible Uses), even given the liberal interpretation mandated by subsection A of this section, are prohibited in that zoning district. The fact that a related or similar use may be permissible in another zoning district shall not form the basis for allowing such use in a particular zone where not listed in the Table of Permissible Uses. Similarly, all uses listed but left blank under the zone compatibility columns are prohibited.
- C. Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:
 - 1. Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the city's fire prevention code.
 - 2. Use of a travel trailer, motor home, or other recreational vehicle as a permanent residence. Recreational vehicles may be used as a temporary guest residence for up to two weeks without a permit, or up to thirty days within any one calendar year upon approval of a zoning permit in accordance with CMC Section 15.44.040(A).
 - 3. Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted. This prohibition does not apply to temporary public services, such as bookmobiles, blood donation centers, public service information, and permitted public celebrations such as Carnation 4th of July, Farmers Market, etc. This prohibition shall also not apply to mobile food providers as allowed by other provisions of the CMC.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.050 Accessory uses.

- A. The Table of Permissible Uses (Section 15.40.010) classifies different principal uses according to their different impacts. Whenever an activity is conducted in conjunction with another principal use and the former use (i) constitutes only an incidental or insubstantial part of the total activity that takes place on a lot, or (ii) is commonly associated with the principal use and integrally related to it, then the former use may be regarded as accessory to the principal use and may be carried on underneath the umbrella of the principal use. For example, a swimming pool/tennis court complex is customarily associated with and integrally related to a residential subdivision or multifamily development and would be regarded as accessory to such principal uses, even though such facilities, if developed apart from a residential development, may require a special use permit.
- B. For purposes of interpreting subsection A of this section:

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1. A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use;
 2. To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.
- C. Without limiting the generality of subsection A of this section, the following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to residential principal uses:
1. Home occupations as authorized by Chapter 15.44 CMC.
 2. Hobbies or recreational activities of a noncommercial nature.
 3. The renting out of one or two rooms within a single-family residence (which one or two rooms do not themselves constitute a separate dwelling unit) other than on a daily or weekly basis to not more than two persons who are not part of the family that resides in the single-family dwelling.
 4. Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than four days (whether consecutive or not) during any ninety-day period.
- D. Without limiting the generality of subsections A and B of this section the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.
1. Storage outside of an enclosed structure of any abandoned or junked motor vehicles as prohibited by CMC Chapter 10.34
 2. Parking outside a substantially enclosed structure or a vehicle accommodation area of more than four motor vehicles between the building setback of the principal building and any property line on any lot used for purposes that fall within the residential use classifications.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.060 Permissible uses in all zones.

Notwithstanding any other provisions of this title, the following uses are allowed in all zones, subject to any applicable regulatory requirements:

1. Streets, roads, alleys, or other transportation and mobility improvements located within a public right-of-way or other easement or property dedicated to the city.
2. Electric power, telephone, telegraph, cable television, communication cable, gas, water, and sewer lines, wires or pipes, together with conduits, vaults, and supporting poles or structures owned, operated and maintained by a franchised utility company or agency, located within a public right-of-way designed primarily to serve the city of Carnation.
3. All uses and/or facilities specifically allowed by applicable state or federal law and with respect to which the city's regulatory and/or permitting authority is pre-empted, to the extent of such pre-emption.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

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Chapter 15.40 PERMISSIBLE USES

15.40.070 Change in use.

- A. A substantial change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. This occurs whenever the change involves a change from one use defined by an NAICS classification sector or definition found in Section 15.08.010 to another, except as provided in subsection B below.
- B. Where multiple tenants are located in a building or commercial center, a change from one business enterprise to another that falls within the same NAICS sector or principal use as defined by Section 15.08.010 will not be considered a change of use, unless the city planner finds that the proposed use would have an extraordinary impact on neighboring properties or the general public. In making this determination, the city planner shall consider, among other factors, whether the proposed use is substantially unique or is likely to have impacts that differ substantially from the previous use.
- C. A mere change in the status of property from unoccupied to occupied or vice versa does not constitute a change in use. Whether a change in use occurs shall be determined by comparing the two active uses of the property without regard to any intervening period during which the property may have been unoccupied, unless the property has remained unoccupied for more than one hundred eighty consecutive days after which the use in question shall be deemed to have been abandoned.
- D. A mere change in ownership of a business or enterprise or a change in the name shall not be regarded as a change in use.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.080 Combination uses.

When a combination use comprises two or more principal uses that require separate types of permits (e.g., special use and conditional use), the combination use shall be permitted under the most procedurally and substantially restrictive permit type applicable.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

15.40.090 More specific use controls.

Whenever a development could fall within more than one use classification in the Table of Permissible Uses (Section 15.40.010), the classification that most closely and most specifically describes the development controls.

(Ord. 700 § 7 (Exh. G) (part), 2006)

(Ord. No. 890, § 2(Exh. A), 10-17-2017)

**Chapter 15.40 Table 1
Table of Permitted Uses**

Title 15 - LAND USE

Chapter 15.40 PERMISSIBLE USES

RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
Single-family Detached Residences													
* Site built and modular structures	P	P	P1	P			S			P			
* Class "A" mobile home			P										
* Class "B" mobile home			P										
* Class "C" mobile home			P										
* Class A, B or C mobile home used for a night watchman and family							P			P	S	S	S
* Accessory dwelling units	S	S		S									
* Cottage housing	C2	C2		P	P				P4,6				
Single-family Attached Residences													
* Townhouses	S3	S3		P	P				S4				
* Duplex	S3	S3											
Multifamily Residences													
* Multifamily apartments/condominiums					P				P4				
* Apartment/condominium above a permitted nonresidential use						P	P		P				
Other Housing Types													

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*	Senior housing	S5	S5		P	P					P4			
*	Adult family homes	P	P		P	P					P			
*	Assisted living				P	P					P4			

Residential Uses Notes:

- 1 No permanent foundation allowed.
- 2 Minimum lot size of parcel prior to subdivision or development must be one acre.
- 3 Separate entrances on two different streets, e.g., on corner lots.
- 4 Not allowed on parcels that front on Tolt Avenue.
- 5 Size of buildings must not exceed the average size of the single-family residences within a 1,000 foot radius; maximum of 2 stories.
- 6 On parcels adjacent to or abutting a residential zone.

NAIC	NON-RESIDENTIAL USES	R2.5	R3 R4 R6	RMH P	R1 2	R2 4	CBD	HC	SC	MU	AG I	LI/M	PU	PR
11	Agriculture, Forestry, Fishing and Hunting													
111	Crop Production							P			P			
112	Animal Production													
113	Forestry and Logging												P	
115	Support Activities for Agriculture and Forestry										P			

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31212	Breweries						P6	P6	P6	P6	P	P		
31213	Wineries										P	P		
31214	Distilleries										P	P		
3122	Tobacco Manufacturing											P		
313	Textile Mills											P		
314	Textile Product Mills											P		
315	Apparel Manufacturing											P		
316	Leather and Allied Product Manufacturing													
3211	Sawmills and Wood Preservation													
3219	Other Wood Product Manufacturing											P		
32191	Millwork											P		
3221	Pulp, Paper, and Paperboard Mills													
3222	Converted Paper Product Manufacturing											P		

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33232	Ornamental and Architectural Metal Products Manufacturing						P8	P8	P8	P8		P		
3324	Boiler, Tank, and Shipping Container Manufacturing													
3325	Hardware Manufacturing											P		
3326	Spring and Wire Product Manufacturing													
3327	Machine Shops; Turned Product; and Screw, Nut, and Bolt Manufacturing											P		
3328	Coating, Engraving, Heat Treating, and Allied Activities													
3329	Other Fabricated Metal Product Manufacturing											P		
333	Machinery Manufacturing													
334	Computer and Electronic Product Manufacturing											P		
335	Electrical Equipment,											P		

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	Appliance, and Component Manufacturing												
33591	Battery Manufacturing												
336	Transportation Equipment Manufacturing										P		
3364	Aerospace Product and Parts Manufacturing												
3365	Railroad Rolling Stock Manufacturing												
33661 2	Boat Building										P		
33699 1	Motorcycle, Bicycle, and Parts Manufacturing										P		
337	Furniture and Related Product Manufacturing										P		
33712 1	Upholstered Household Furniture Manufacturing					P9	P9	P9	P9		P		
33712 2	Nonupholstered Wood Household Furniture Manufacturing					P9	P9	P9	P9		P		

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33712 4	Metal Household Furniture Manufacturing						P9	P9	P9	P9		P		
33721 2	Custom Architectural Woodwork and Millwork Manufacturing						P9	P9	P9	P9		P		
33792	Blind and Shade Manufacturing						P9	P9	P9	P9		P		
339	Miscellaneous Manufacturing						P9	P9	P9	P9		P		
33991	Jewelry and Silverware Manufacturing						P9	P9	P9	P9		P		
33993	Doll, Toy, and Game Manufacturing						P9	P9	P9	P9		P		
33999 2	Musical Instrument manufacturing						P9	P9	P9	P9		P		
42	Wholesale Trade													
4231	Motor Vehicle and Motor Vehicle Parts and Supplies Merchant Wholesalers											P	P10	
4232	Furniture and Home Furnishing Merchant Wholesalers											P	P	

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424	Merchant Wholesalers, Nondurable Goods										P	P		
4243	Apparel, Piece Goods, and Notions Merchant Wholesalers										P	P10		
4244	Grocery and Related Product Wholesalers										P	P10		
*	Livestock or poultry merchant wholesalers													
4245	Farm Product Raw Material Merchant Wholesalers										P	P10		
4248	Beer, Wine, and Distilled Alcoholic Beverage Merchant Wholesalers										P	P10		
4249	Miscellaneous Nondurable Goods Merchant Wholesalers										P	P		
42493	Flower, Nursery Stock, and Florists' Supplies Merchant Wholesalers								P		P	P		
425	Wholesale Electronic Markets											P		

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	and Agents and Brokers												
44-45	Retail Trade												
441	Motor Vehicle and Parts Dealers												
4411	Automobile Dealers							P10			P10		
	Classic or vintage motor vehicle sales or rental wherein the motor vehicles are stored or displayed entirely within an enclosed building.						P10		P10				
4412	Other Motor Vehicle Dealers							P10			P10		
4413	Automotive Parts, Accessories, and Tire Stores												
44131	Automotive Parts and Accessories Stores						C10		P10	P10		P10	
44132	Tire Dealers						C10		P10			P10	
442	Furniture and Home Furnishings Stores						P10		P10		P	P10	
443	Electronics and Appliance Stores						P		P	P			

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44411	Home Centers																	
44412	Paint and Wallpaper Stores						P		P	P								
44413	Hardware Stores						P		P	P								
44419	Other Building Material Dealers						P10		P10	P10					P			
44421	Outdoor Power Equipment Stores													P	P			
44422	Nursery, Garden Center, and Farm Supply Stores						C11	P	P29, 30					P	P			
4451	Grocery Stores						P		P13					P				
44512	Convenience Stores						P		P	C14				P				
4452	Specialty Food Stores						P		P	P14				P				
44523	Fruit and Vegetable Markets						P	P	P	P14				P				
4453	Beer, Wine, and Liquor Stores						P		P					P				
446	Health and Personal Care Stores						P		P	P14				P				
44611	Pharmacies and Drug Stores						P		P	P14								

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446120	Cosmetics, Beauty Supplies, and Perfume Stores						P		P	P14				
44613	Optical Goods Stores						P		P	P14				
44619	Other Health and Personal Care Stores						P		P	P14				
446191	Food (Health) Supplement Stores						P		P	P14	P			
446199	All Other Health and Personal Care Stores						P		P	P14				
447	Gasoline Stations						P		P					
44711	Gasoline Stations with Convenience Stores						P		P					
448	Clothing and Clothing Accessories Stores						P		P	P14	P			
451	Sporting Goods, Hobby, Book, and Music Stores						P		P	P14	P			
4521	Department Stores								P13					
45212	Discount Department Stores								P13					

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45291	Warehouse Clubs and Supercenters							C13										
45299	All Other General Merchandise Stores						C15		P13									
45311	Florists						P	P	P	P14	P							
4532	Office Supplies, Stationery, and Gift Stores						P		P	P14	P							
4533	Used Merchandise Stores						P10		P10	P10, 14	P							
45391	Pet and Pet Supplies Stores						P		P		P							
45392	Art Dealers						P	P	P	P14	P							
45399 1	Tobacco Stores						P		P									
45399 8	All Other Miscellaneous Store Retailers (except Tobacco Stores)						C		P									
454	Nonstore Retailers						C16, 18		C16, 18		P	P						
4543	Direct Selling Establishments						C16, 18					P						
45431	Fuel Dealers						C16, 18					P						

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517	Telecommunications								P14, 16	C23	C23		
	Wireless Telecommunications Carriers (except Satellite)					C23	C23	C23	C23	C23	C23	C23	C23
518	Internet Service Providers, Web Search Portals, and Data Processing Services					P16, 18			P14, 16	P			
519	Other Information Services					P			P14	P			
*	Libraries												P
*	Banks, credit unions + savings institutions					P		P	P				
*	Mortgage brokers					P			P				
*	Financial + estate planning + brokerages					P			P				
*	Insurance agencies					P			P				
53	Real Estate and Rental and Leasing												
531	Real Estate					P			P14	P			
53113	Self Storage									P	P		

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5321	Automotive Equipment Rental and Leasing									P	P		
5322	Consumer Goods Rental					P		P	P14	P			
5323	General Rental Centers										P		
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing										P		
54	Professional, Scientific, and Technical Services												
5411	Legal Services					P			P14	P			
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services					P			P14	P			
5413	Architectural, Engineering, and Related Services					P			P14	P			
5414	Specialized Design Services					P18			P14				
5415	Computer Systems Design and Related Services					P18			P14				

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5416	Management, Scientific, and Technical Consulting Services						P18			P14				
5417	Scientific Research and Development Services						C18			C14				
5418	Advertising and Related Services						P16, 18			P14, 16				
54191	Marketing Research and Public Opinion Polling						P18			P14				
54192	Photographic Services						P		P	P14				
54193	Translation and Interpretation Services						P18			P14				
54194	Veterinary Services							P	P	C14	P			
55	Management of Companies and Enterprises													
5611	Office Administrative Services						P18			P14	P			
5612	Facilities Support Services										P	P		
5613	Employment Services						P18		C20	P14	P			

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5614	Business Support Services						P18			P14	P			
56143 1	Private Mail Centers (Including Copy Shops)						P		P	P14	P			
56144	Collection Agencies						P18			P14	P			
56145	Credit Bureaus						P18			P14	P			
	Other Business Support Services						P18			P14				
56149 1	Repossession Services						P16, 18			P14 , 16				
5615	Travel Arrangement and Reservation Services						P		P	P14				
5616	Investigation and Security Services						P16, 18			P14 , 16		P		
56162 2	Locksmiths						P		P	P14				
56171	Exterminating and Pest Control Services						P16, 18			P14 , 16	P	P		
56172	Janitorial Services						P16, 18			P14 , 16	P	P		
56173	Landscaping Services						P16, 18	P		P14	P	P		

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56174	Carpet and Upholstery Cleaning Services					P16, 18		P14		P		
56191	Packaging and Labeling Services								P	P		
56192	Convention and Trade Show Organizers					P18		P14	P			
5621	Waste Collection					P16, 18				P	P	
5622	Waste Treatment and Disposal										P	
	Solid waste handling facilities											C35
56291	Remediation Services					P16, 18		P14, 16				
56292	Materials Recovery Facilities					P16, 18				P16	P	
61	Educational Services											
6111	Preschool, elementary and Secondary Schools							P14, 19	P		P	
6112	Junior Colleges										P	
6113	Colleges, Universities, and										P	

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	Professional Schools													
6114	Business Schools and Computer and Management Training								C14, 19				P	
6115	Technical and Trade Schools								C14, 19				P	
61161	Arts & Crafts Schools/Studios					P		P	C14, 19	P				
61162	Sports and Recreation Instruction					P			P14, 19	P	P			
61163	Language Schools					P			P14					
61169 1	Exam Preparation and Tutoring					P			P14					
61169 2	Automobile Driving Schools					P16, 18			P14					
6117	Educational Support Services					P			P14				P	
	State education facilities							C35	C35				C35	
62	Health Care and Social Assistance													
621	Ambulatory Health Care Services					P		P	P14				P	

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6211	Offices of Physicians						P		P14			
6212	Offices of Dentists						P		P14			
6213	Offices of Other Health Practitioners						P		P14			
62141	Family Planning Centers						P		P14			
62142	Outpatient Mental Health and Substance Abuse Centers						P		P14, 19			P
62149	Other Outpatient Care Centers											P
6215	Medical and Diagnostic Laboratories										P	
6216	Home Health Care Services						P16, 18		P14, 19	P		
62191	Ambulance Services										P	P
62199	All Other Ambulatory Health Care Services											
622	Hospitals											P

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623	Nursing and Residential Care Facilities	C15	C15			C				C15			P	
6241	Social assistance, nonresidential						P			P			P	
6242	Social Assistance, including shelter.						C16/18			C14			P	
	In-patient facilities including substance abuse facilities, mental health facilities, group homes									C35			C35	
6244	Child Day Care Services								P	P14	P			
71	Arts, Entertainment, and Recreation													
711	Performing Arts, Spectator Sports, and Related Industries										P			
7111	Performing Arts Companies						P	P	P	P14	P		P	S
7112	Spectator Sports										P		P	S
71121 1	Sports Teams and Clubs										P	P	P	S
71121 2	Racetracks											C		

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7113	Promoters of Performing Arts, Sports, and Similar Events						P18			P	P				
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures						P18			P	P				
7115	Independent Artists, Writers, and Performers						P9, 18			P14	P	P			
712	Museums, Historical Sites, and Similar Institutions						P	P		P14	P		P	S	
*	Botanical gardens							P			P				
713	Amusement, Gambling, and Recreation Industries														
71311	Amusement and Theme Parks							C			P				
71312	Amusement Arcades						P		P		P				
7132	Gambling Industries										P				
71391	Golf Courses and Country Clubs														

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71394	Fitness and Recreational Sports Centers						P19, 26		P15	P14, 19	P	P		
71395	Bowling Centers								P			P		
71399	Horseback riding stables, recreational							S			P			
*	Adult entertainment establishments											P24		
	(Movie theaters— See 512131)													
72	Accommodation and Food Services													
72111	Hotels (except Casino Hotels) and Motels						P		P		P			
72119 1	Bed-and-Breakfast Inns	S 32, 33, 34	S 32, 33, 34				S32		P3 2		P32	P3 2		
7212	RV (Recreational Vehicle) Parks and Recreational Camps										P			S
7213	Rooming and Boarding Houses	C	C								C			
7221	Full-Service Restaurants						P		P	P	P14	P	P	

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	Drive-thru espresso stands					S25		S25	S25	P	S25		
	Food Service Contractors/Caterers					P22			P	P	P		
72233	Mobile Food Services									P	P		
7224	Drinking Places (Alcoholic Beverages)					P	S22	P	P14	P			
81	Other Services (except Public Administration)												
811	Repair and Maintenance												
8111	Automotive Repair and Maintenance					C10,20		P10,20	C10,20		P		
811211	Consumer Electronics Repair and Maintenance					P16,18			P14,16		P		
811212	Computer and Office Machine Repair and Maintenance					P16,18			P14,16	P	P		
811213	Communication Equipment Repair and Maintenance									P	P		

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8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance										P	P		
8114	Personal and Household Goods Repair and Maintenance					P16, 18			P14, 16			P		
81143	Footwear and Leather Goods Repair					P16, 18		P	P14, 16			P		
811490	Bicycle, jewelry, watches, musical instruments repair; clothing alterations					P10			P10, 14					
8121	Personal Care Services					P		P	P14			P		
81221	Funeral Homes and Funeral Services								P					
81222	Cemeteries and Crematories												P	
8123	Dry cleaning and Laundry Services							P	P					
812332	Industrial Launderers											P		
*	Pet grooming and training services								P14		P			

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*	Pet Daycare								C28	P28	P28		
*	Pet boarding									P	P		
81292	Photofinishing					P		P	P14				
81293	Parking Lots and Garages					P27		P27				P	
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations					P16, 18			P14	P		P	
*	Social and fraternal clubs, lodges								P14, 15	P			
*	Religious organizations (including houses of worship)	C15	C15						P14, 15	P			
92	Public Administration												
921	Executive, Legislative, and Other General Government Support					P18			P14			P	
*	Licensing services							P	P14				
922	Justice, Public Order, and Safety Activities											P	

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- 5 Cottage type of housing only; maximum of 2 stories.
- 6 Microbrewery that is part of a food and drink establishment.
- 7 Blown and/or art glass as part of a gallery, or retail or educational establishment.
- 8 Ornamental metal products as part of a gallery, or retail or educational setting.
- 9 Manufacturing on an artisanal scale as part of a gallery, or retail or educational setting.
- 10 No unenclosed storage on-site.
- 11 No on-site propagation in greenhouses or external storage.
- 12 No on-site propagation in greenhouses.
- 13 Subject to master plan design review.
- 14 Hours of operation subject to restriction.
- 15 4,000 GSF maximum.
- 16 Office operations only.
- 17 All antenna subject to CMC 15.98.
- 18 May not be located on the ground floor along Tolt Avenue.
- 19 May not exceed 2,000 gsf.
- 20 All activities enclosed within structure.
- 21 Located above a permitted retail or food service use.
- 22 In conjunction with retail sales of food.
- 23 Must meet all requirements of CMC 15.98.
- 24 Must meet all requirements of CMC 15.44.100.
- 25 Drive-thru access not allowed from Tolt Avenue.
- 26 Must provide parking per CMC 15.72; no exemption for CBD.
- 27 Must comply with Design Standards for frontage and screening on Tolt Avenue.
- 28 Must meet all requirements of CMC 15.44.130.
- 29 All bins and open piles of soils, mulch, wood chips, bark dust, sand and similar materials shall be effectively contained thorough the use of appropriate confinement and/or treatment facilities such as to prevent any on-site and/or off-site migration of sediment from the pile or bin area.
- 30 Off-site tracking of sediment is prohibited.
- 31 May not be located within 1,000 feet of any elementary or secondary school, playground, recreation center or facility, child care center, public park, library, or any other uses set forth in WAC 314-55-045.

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32 One off street parking space shall be required for each room for rent.

33 No more than four rooms for rent per residence.

34 Property owner must reside on the property.

35 Subject to Chapter 15.120 Essential Public Facilities. Notwithstanding any provision of this Table, nothing herein shall be applied, interpreted, or enforced in a manner that unlawfully precludes the citing of essential public facilities.

36 Subject to RCW 71.09.285 Transition facility — Site policy guidelines.

(Ord. No. 788, § 2(Exh. A), 12-7-2010; Ord. No. 808, § 2(Exh. A), 2-7-2012; Ord. No. 813, § 2(Exh. A), 4-3-2012; Ord. No. 839, § 3(Exh. C), 12-3-2013; Ord. No. 866, § 4(Exh. C), 8-4-2015; Ord. No. 862, § 2(Exh. A), 8-4-2015; Ord. No. 890, § 2(Exh. A), 10-17-2017)

FOOTNOTE(S):

--- (2) ---

Editor's note— Prior ordinance history: Ords. 625, 670 and 681. ([Back](#))

18.15.040 Categories of land use.

Land uses regulated under this code are divided into four categories, as identified in Table 3-1.

- (1) **Uses Allowed.** Uses allowed subject to meeting the applicable performance standards (Chapter 18.20 JCC) and development standards (Chapter 18.30 JCC) and other applicable provisions of this code (including project permit approval, see Chapter 18.40 JCC, if a building or other development permit is required) are designated by a "Yes."
- (2) **Discretionary Uses.** Discretionary uses are certain named and all unnamed uses which may be allowed subject to the applicable development and performance standards (Chapters 18.20 and 18.30 JCC) and an administrative review of potential impacts are designated by a "D" (for "discretionary"). On the basis of the administrative review, the administrator may classify the proposed "D" use as either an allowed use, a prohibited use, or a conditional use in the particular land use district affected.

Discretionary, "D," uses are subject to a Type II administrative review as specified in Chapter 18.40 JCC. Decisions classifying "D" uses made under this section may be appealed to the hearing examiner (see Chapter 18.40 JCC). The administrator may classify the discretionary use as an allowed "Yes" use in the particular district affected, only if the proposed development:

- (a) Complies with the applicable development standards of Chapter 18.30 JCC;
- (b) Complies with the performance and use-specific standards unique to the proposed use specified in Chapter 18.20 JCC;
- (c) Is appropriate in design, character, and appearance with the goals and policies for the land use designation and district in which the proposed use is located;
- (d) Is consistent with the goals and policies of the Comprehensive Plan and the applicable regulations of the Shoreline Master Program if the application involves property located within the jurisdiction of the state Shoreline Management Act, but does not require a shoreline permit;
- (e) Will be served by adequate facilities including access, fire protection, water and sewer facilities (municipal, community, or on-site systems);
- (f) Does not include any use or activity that would result in the siting of an incompatible use adjacent to an airport or airfield (Chapter 36.70 RCW);
- (g) Shall not adversely impact the public health, safety and general welfare of the residents of the county;
- (h) Shares characteristics common with but not of significantly greater intensity, density or that generates more environmental impact than those uses allowed in the district in which it is to be located; and
- (i) Will not result in impacts on the human or natural environments determined by the administrator to require review as a conditional use.

If the preceding conditions are not met to the satisfaction of the administrator, the administrator may either prohibit the use or require a conditional use permit.

- (3) **Conditional Uses.** All conditional uses are designated by a "C" and may be allowed subject to meeting the applicable development standards (Chapter 18.30 JCC), performance standards unique to the proposed use (Chapter 18.20 JCC), and the criteria for a conditional use permit (Article VIII of Chapter 18.40 JCC), as provided for in this code. All conditional uses shall be reviewed in accordance with a Type III quasi-judicial permit review process (requiring public notice, written comment and a public hearing) outlined in Chapter 18.40 JCC, except that conditional administrative uses (designated by a "C(a)") may be allowed subject to a Type II administrative permit review process (requiring public notice and written comment, but not a public hearing); and conditional discretionary uses (designated by a "C(d)") may be allowed subject to a Type II permit review process, unless the administrator determines that a Type III permit review process (requiring a public hearing) is warranted based on the project's potential impacts, size or complexity, according to criteria in JCC 18.40.520.

- (4) **Prohibited Uses.** Uses designated with a "No" are not allowed in the applicable land use district.

Table 3-1. Allowable and Prohibited Uses

Jefferson County

How To Use This Table
 Table 3-1 displays the classifications of uses for land use districts, except for land use and zoning districts in the Irondale and Port Hadlock UGA which are specified in Chapter 18.18 JCC.
 The allowability and classification of uses as represented in the table are further modified by the following:
 The location may have a multiple designation. This would be true of the Shoreline Master Program, a subarea plan, or an overlay district applied to the location. The Shoreline Master Program (SMP) should be consulted if the location of interest is subject to the SMP jurisdiction. See also Notes 1 to 3 to this table.
 All regulations in this code apply to the uses in these tables. To determine whether a particular use or activity can occur in a particular land use district and location, all relevant regulations must also be consulted in addition to this table.

Categories of Uses	
Yes	= Uses allowed subject to the provisions of this code, including meeting applicable performance standards (Chapter 18.20 JCC) and development standards (Chapter 18.30 JCC); if a building or other development permit is required, this use is also subject to project permit approval; see Chapter 18.40 JCC.
D	= Discretionary uses are certain named and all unnamed uses which may be allowed subject to administrative approval and consistency with the UDC, unless the administrator prohibits the use or requires a conditional use permit based on project impacts; see JCC 18.15.040(2) and Chapter 18.40 JCC.
C	= Conditional uses, subject to criteria, public notice, written public comment and public hearing procedure; see Article VIII of Chapter 18.40 JCC.
C(a)	= Conditional uses, subject to criteria, public notice, written public comment, and an administrative approval procedure, but not a public hearing; see Article VIII of Chapter 18.40 JCC.
C(d)	= Conditional uses, subject to criteria, public notice, written public comment and, at the discretion of the administrator, a public hearing procedure, if warranted, based on the project's potential impacts, size or complexity, according to criteria in JCC 18.40.520; see Article VIII of Chapter 18.40 JCC.
No	= Prohibited use.

NOTES:

1. All uses must be consistent with the purpose of the land use district in which they are proposed to occur; see the Land Use Element of the Comprehensive Plan. All land uses in all districts must meet the general regulations in Article III of this chapter unless otherwise stated herein.

2. A land use or development proposed to be located entirely or partly within 200 feet of the ordinary high water mark of a regulated shoreline is within the jurisdiction of the Shoreline Master Program, and is subject to the applicable provisions of this chapter and of the SMP, as well as the applicable provisions and permit requirements indicated in this table. Please refer to the Shoreline Master Program for specific use regulations and regulations by shoreline environment.
3. Overlay districts provide policies and regulations in addition to those of the underlying land use districts for certain land areas and for uses that warrant specific recognition and management. For any land use or development proposed to be located entirely or partly within an overlay district, or within the jurisdiction of a subarea plan, the applicable provisions of the overlay district or subarea plan as provided in Articles VI and VII of this chapter shall prevail over any conflicting provisions of the UDC.

4. The assignment of allowed or prohibited uses may not directly or indirectly preclude the siting of "essential public facilities" (as designated in the Comprehensive Plan) within the county. See JCC 18.15.110.
5. Outright uses are land uses or activities which are exempt from the provisions of this Unified Development Code.

6. Land Use Districts:

AG	Agricultural Resource Lands	I	Rural Industrial
AP-20	Prime Agricultural Land	RBI	Resource-Based Industrial
AL-20	Agricultural Land of Local Importance	LIC	Light Industrial/Commercial (Glen Cove)
F	Forest Resource Lands	LI	Light Industrial (Glen Cove)
CF-80	Commercial Forest	LIM	Light Industrial/Manufacturing
RF-40	Rural Forest	HI	Heavy Industrial
IF	Inholding Forest	P	Public
		PPR	Parks, Preserves and Recreation
RRR	Rural Residential		
RR 1:5	Rural Residential – 1 DU/5 Acres	UGA	Urban Growth Area
RR 1:10	Rural Residential – 1 DU/10 Acres		[See Chapter 18.18 JCC]
RR 1:20	Rural Residential – 1 DU/20 Acres		
RC	Rural Commercial		
RVC	Rural Village Center		
CC	Convenience Crossroads		
NC	Neighborhood/Visitor Crossroads		
GC	General Crossroads		

7. Forest practices (including timber harvesting), except for Class IV, general (see JCC 18.20.160) are regulated by the Washington Department of Natural Resources.

Resource Lands	Rural Residential			Rural Commercial				Rural Industrial					Public	UGA	
	Forest - Commercial, Rural and Inholding	1 DU/5 Acres	1 DU/10 Acres	1 DU/20 Acres	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial			Parks, Preserves and Recreation
AG	CF/RF/IF	RR 1:5	RR 1:10	RR 1:20	RVC	CC	NC	GC	RBI	LI/C	LI	LI/M	HI	PPR	UGA
Specific Land Use															
Residential Uses															
Single-Family Housing															
Accessory dwellings units	Yes	Yes	Yes	Yes	Yes	No	No	No	No	Yes	No	No	No	No	
Caretaker residence (public parks)	No	No	No	No	No	No	No	No	No	No	No	No	No	C(a)	
Co-housing/intentional communities (subject to PRRD overlay in RR districts)	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Manufactured/mobile home parks (subject to PRRD overlay in RR districts)	No	Yes	Yes	Yes	Yes	No	Yes	Yes	No	No	No	No	No	No	
Single-family residences	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Transient rental of residence or accessory dwelling unit	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	
Duplexes (subject to meeting underlying density requirements)	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	See Chapter 18.18 JCC
Farm worker housing	No	No	No	No	No	No	No	No	No	No	No	No	No	No	
See JCC 18.20.030															
Multifamily Housing															
Multifamily residential units (3+ units)	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	
Residential care facilities with up to 5 persons	No	Yes	Yes	Yes	Yes	No	No	Yes	No	No	No	No	No	No	
Residential care facilities with 6 to 20 persons	No	C	C	C	Yes	No	No	No	No	No	No	No	No	No	
Nursing/convalescent/assisted living facilities	No	C	C	C	Yes	No	Yes	Yes	No	No	No	No	No	No	
Unnamed residential uses	No	D	D	D	D	No	D	D	No	No	No	No	No	No	See Chapter 18.18 JCC
Accessory Uses															
Home businesses	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes	No	Yes	Yes	Yes	No	No	
Cottage industry (not including recreational marijuana)	C(a)	C(d)	C(d)	C(d)	Yes	No	Yes	Yes	No	Yes	Yes	Yes	No	No	

Specific Land Use	Resource Lands			Rural Residential			Rural Commercial			Rural Industrial			Public		UGA	
	AG	CF/RP/IF	RR 1:5	RR 1:10	RR 1:20	Rural Village Center	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial		Parks, Preserves and Recreation
Hobby kennel	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	UGA
Commercial Uses																
Animal commercial kennels and catteries	See JCC 18.20.030	C(d)	C(d)	C(d)	C(d)	C(d)	No	No	C(d)	No	No	No	No	No	No	No
Automotive service and repair	No	No	No	No	No	Yes	No	Yes	Yes	No	Yes	Yes	No	No	No	No
Automotive service and repair (with subordinate auto sales)	No	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	No
Bed and breakfast inn (4 to 6 rooms)	Yes	No	C(a)	C(a)	C(a)	Yes	No	Yes	Yes	No	No	No	No	No	No	No
Bed and breakfast residence (1 to 3 rooms)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No
Boat storage, commercial (outside of SMF)	No	No	No	No	No	Yes	No	No	Yes	No	Yes	Yes	No	No	No	No
Boat building and repair, commercial	No	No	No	No	No	C	No	No	No	No	Yes	Yes	Yes	No	No	No
Clinics (medical, dental, and vision)	No	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	No
Convenience and video stores	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No
Day care, commercial	C	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	No
Drinking establishment	No	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	No
Eating establishment	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No
Sexually oriented businesses	No	No	No	No	No	C	C	C	C	C	C	No	No	No	No	No
Small equipment repair, sales and rental services	See JCC 18.20.030	No	No	No	No	Yes	No	Yes	Yes	No	Yes	Yes	No	No	No	No
Construction contractor, commercial	No	No	No	No	No	Yes	No	No/Yes ¹	Yes	No	Yes	Yes	No	No	No	No
Food and beverage stands	No	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	No	No
Gas stations	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No
Golf courses and driving ranges	No	No	C	C	C	No	No	No	No	No	No	No	No	C	C	C
Grocery stores and gift shops	No	No	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	No
Hotel/motel	No	No	No	No	No	Yes	No	No ²	C	No	No	No	No	No	No	No

See Chapter 18.18 JCC

Resource Lands	Rural Residential			Rural Commercial				Rural Industrial					Public	UGA
	Forest - Commercial, Rural and Inholding	1 DU/5 Acres	1 DU/10 Acres	1 DU/20 Acres	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial		
AG	RR 1:5	RR 1:10	RR 1:20	CC	NC	GC	RBI	L/I/C	LI	L/I/M	HI	PPR	UGA	
Specific Land Use	CF/RF/IF	RR 1:5	RR 1:10	RR 1:20	RVC	CC	NC	GC	RBI	L/I/C	LI	L/I/M	HI	UGA
Indoor entertainment or recreational facility	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No
Liquor stores	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No
Lumber yards/building supply and materials	No	No	No	No	No	C	No	Yes	Yes	Yes	Yes	No	No	No
Marijuana recreational retailer	C(d)	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No
Mini-storage facilities	No	No	No	No	C/Yes ³	Yes	No	Yes	No	Yes	No	Yes	No	No
Personal and professional services	No	No	No	No	D	Yes	No	Yes	No	No	No	No	No	No
Resorts, master planned (new)														
See Article IV of Chapter 18.15 JCC														
Retail sales and services (not including recreational marijuana retail)	No	No	No	No	D	D	Yes	Yes	No	No	No	No	No	No
Vehicle sales, new and used retail (auto and RV)	No	No	No	C(a)	No	No/ C(a) ⁴	No	No	No	No	No	No	No	No
Veterinary clinics and hospitals	See JCC 18.20.030													
Unnamed commercial uses	No	No	No	D	D	D	No	D	No	No	No	No	No	No
Industrial Uses														See Chapter 18.18 JCC
Bulk plant or terminal facilities	No	No	No	No	No	No	No	No	C	C	C	C	No	No
Asphalt and concrete batch plants	No	No	No	No	No	No	No	No	No	No	No	No	Yes	No
Heavy equipment sales and rental services	No	No	No	C(a)	No	C(a)	No	Yes	Yes	Yes	Yes	Yes	No	No
Heavy industrial, resource-based	No	No	No	No	No	No	C(a)	No	C(a)	No	No	No	Yes	No
Light industrial/manufacturing (not including recreational marijuana processing)	See JCC 18.20.030	No	No	No	No	No	No	No	C(a)	Yes	Yes	Yes	No	No
Food or beverage bottling and/or packaging	See JCC 18.20.030	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No

Specific Land Use	Resource Lands		Rural Residential			Rural Commercial				Rural Industrial					Public	UGA
	Agricultural - Prime and Local	Forest - Commercial, Rural and Inholding	1 DU/5 Acres	1 DU/10 Acres	1 DU/20 Acres	Rural Village Center	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial	Parks, Preserves and Recreation	UGA
Outdoor storage yards	AG	CF/R/IF	RR 1-5	RR 1-10	RR 1-20	RVC	CC	NC	GC	RBI	L/C	L	L/M	HI	PPR	UGA
Recycling center	See JCC 18.20.030	No	No	No	No	No	No	No/C ⁵	No	No/C ⁶	No	Yes	Yes	Yes	No	No
Marijuana recreational processor	C(d)	C(d)	C(d)	C(d)	C(d)	No	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No
Mineral extraction activities (without MRL overlay)	Yes	Yes	C	C	C	No	No	No	No	No	No	No	No	No	No	No
Mineral extraction activities (w/MRL overlay) (10-acre min. lot size)	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	No
Mineral processing accessory to extraction operations (without MRL overlay)	C	C	C	C	C	No	No	No	No	Yes	C	C	C	Yes	No	No
Mineral processing accessory to extraction operations (w/MRL overlay)	Yes	Yes	C	C	C	No	No	No	No	Yes	No	No	Yes	Yes	No	No
Warehouse/wholesale distribution center	See JCC 18.20.030	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No	No
(Automobile) wrecking yards and junk (or salvage) yards	No	No	No	No	No	No	No	No/Yes ⁷	No/Yes ⁸	No	No	Yes	Yes	Yes	No	No
Unnamed industrial uses	No	No	No	No	No	No	No	No	No	D	D	D	D	D	No	No
Institutional Uses																
Essential Public Facilities⁹	See JCC 18.15.110															
Airports (w/o airport EPP overlay)	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No	No
Educational facilities (state owned)	No	No	C	C	C	C	C	C	C	C	C	C	C	C	No	No
Large-scale regional transportation facilities (state owned) (e.g., freeways, ferry terminals)	No	No	C	C	C	C	C	C	C	C	C	C	C	C	No	No
Correctional facilities	No	No	C	C	C	C	C	C	C	C	C	C	C	C	No	No
Solid waste handling and disposal facilities	No	No	C	C	C	C	C	C	C	C	C	C	C	C	No	No

See Chapter 18.18 JCC

Specific Land Use	Resource Lands		Rural Residential			Rural Commercial				Rural Industrial					Public	UGA
	Agricultural - Prime and Local	Forest - Commercial, Rural and Inholding	1 DU/5 Acres	1 DU/10 Acres	1 DU/20 Acres	Rural Village Center	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial	Parks, Preserves and Recreation	UGA
	AG	CF/RF/IF	RR 1:5	RR 1:10	RR 1:20	RVC	CC	NC	GC	RBI	L/C	LI	L/M	HI	PPR	UGA
Inpatient substance abuse and mental health facilities	No	No	C	C	C	C	No	C	C	No	No	No	No	No	No	
Unnamed essential public facilities	See JCC 18.20.030		C	C			C		C	C						
Public Purpose Facilities																
Animal shelter	C(d)		C(d)	C(d)	C(d)	C(d)	C(d)	C(d)	C(d)	No	No	No	No	C(d)	C(d)	
Assembly facilities	See JCC 18.20.030		C(d)	C(d)	C(d)	Yes	No	C(a)	C(a)	No	No	No	No	No	No	
College or technical school/adult education facility (not state owned)	See JCC 18.20.030		No	No	No	C	No	C	C	No	No	No	No	No	No	
Emergency services (police, fire, EMS)	C		C	C	C	C	C	C	C	C	C	C	C	C	C	
Government offices	No		No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	C(a)	See Chapter 18.18 JCC
Library	No		No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No	
Museum	No		No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	C(d)	
Parks and playfields	C		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Post office	No		No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No	
Public works maintenance/equipment storage shops	C		C(d)	C(d)	C(d)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	
Recreational facilities	C		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recycling collection facilities	See JCC 18.20.030		C(a)	C(a)	C(a)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	C(a)	
School, primary and secondary	See JCC 18.20.030		C	C	C	C	No	No	C	No	No	No	No	No	No	
Visitor/interpretive center	No	C(d)	C(d)	C(d)	C(d)	C(d)	No	C(d)	C(d)	No	No	No	No	No	C(d)	
Water/wastewater treatment facilities	No		C(d)	C(d)	C(d)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	C(d)	
Cemeteries	No		C(d)	C(d)	C(d)	No	No	No	No	No	No	No	No	No	No	
Religious assembly facility	No		C(d)	C(d)	C(d)	C(a)	No	C(a)	C(a)	No	No	No	No	No	No	
Unnamed institutional uses	No		D	D	D	D	D	D	D	D	D	D	D	D	D	

Specific Land Use Small-Scale Recreation and Tourist Uses	Resource Lands			Rural Residential			Rural Commercial				Rural Industrial				Public	UGA
	AG	CF/R/FF	RR 1-5	RR 1-10	RR DU/20	Rural Village Center	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial	Parks, Preserves and Recreation	Irondale and Port Hadlock Urban Growth Area
Aerial recreational activities (e.g., balloon rides, gliders)	No	No	C(d)	C(d)	C(d)	C(d)	No	No	No	No	No	No	No	No	No	
Animal preserves and game farms with dangerous wild animals	No	No	C(d)	C(d)	C(d)	No	No	No	No	No	No	No	No	No	No	
Animal tourist farms with domestic and nondangerous wild animals	See JCC 18.20.030															
Agritourism	See JCC 18.20.030															
Campgrounds and camping facilities, new	See JCC 18.20.030	C(d)	C(d)	C(d)	C(d)	No	No	No	No	No	No	No	No	Yes		
Campgrounds, camping facilities and small-scale resorts; expansion of existing facilities	See JCC 18.20.030	C(d)	C(d)	C(d)	C(d)	No	No	No	No	No	No	No	No	Yes		
Cultural festival and historic sites, permanent	C(d)	C(d)	C(d)	C(d)	C(d)	No	C(d)	C(d)	No	No	No	No	Yes			
Equestrian centers	C(d)	C(d)	C(d)	C(d)	C(d)	No	No	No	No	No	No	No	No	No		
Outdoor commercial amusement facilities	See JCC 18.20.030	No	C	C	C	Yes	No	No	No	No	No	No	No	No		
Outdoor archery ranges	No	C(d)	C(d)	C(d)	C(d)	No	No	No	No	No	No	No	No	No		
Recreational, cultural or religious conference center/retreat facilities	See JCC 18.20.030	No	C	C	C	C(d)	No	No	No	No	No	No	No	No		
Recreational vehicle parks	No	C(d)	C(d)	C(d)	C(d)	Yes	No	No	No	No	No	No	No	No		
Indoor commercial shooting facility	No	C	No	No	No	C	C	C	C	C	C	C	C	C	C	
Outdoor shooting facility	No	C	No	No	No	No	No	No	No	No	No	No	No	No	No	
Outdoor recreational equipment rental and/or guide services	See JCC 18.20.030	No	C(d)	C(d)	C(d)	Yes	No	Yes	No	No	No	No	No	No	No	

See Chapter 18.18 JCC

Specific Land Use	Resource Lands		Rural Residential		Rural Commercial				Rural Industrial					Public	UGA
	Agricultural - Prime and Local	Forest - Commercial, Rural and Inholding	1 DU/5 Acres	1 DU/10 Acres	1 DU/20 Acres	Rural Village Center	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilcene and Eastview)	Heavy Industrial	Parks, Preserves and Recreation
AG	CF/RF/IF	RR 1:5	RR 1:10	RR 1:20	RVC	CC	NC	GC	RBI	L/C	LI	L/M	HI	PPR	UGA
Public display gardens	C(d)	C(d)	C(d)	C(d)	Yes	No	No	No	No	No	No	No	No	Yes	See Chapter 18.18 JCC
Rural restaurant, only when associated with a primary recreational or tourist use	See JCC 18.20.030	No	C(d)	C(d)	N/A	N/A	N/A	N/A	No	No	No	No	No	No	No
Recreational off-road vehicle (ORV) and all-terrain vehicle (ATV) parks and recreational areas	No	C	No	No	No	No	No	No	No	No	No	No	No	No	No
Rural recreational lodging or cabins for transient rental	See JCC 18.20.030	No	C	C	N/A	N/A	N/A	N/A	No	No	No	No	No	No	No
Unnamed small-scale recreation and tourist uses	See JCC 18.20.030	No	C(d)	C(d)	D	D	D	D	No	No	No	No	No	D	D
Temporary Uses															
Seasonal roadside stands	See JCC 18.20.330														
Temporary festivals	See JCC 18.20.390														
Temporary outdoor uses	See JCC 18.20.380														
Transportation Uses															
Park and ride lots/transit facilities	C(d)	C(d)	C(d)	C(d)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Roads, public or private	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Trails and paths, public or private	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Unnamed transportation uses	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Utilities Uses															
Commercial communication facilities	See JCC 18.20.130														
Utility developments, major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Utility developments, minor	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)	C(a)
Unnamed utility uses	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Agricultural and Forestry Uses															
Agricultural activities and accessory uses	See JCC 18.20.030														

Specific Land Use	Resource Lands			Rural Residential						Rural Commercial				Rural Industrial				Public	UGA
	AG	Forest - Commercial, Rural and Inholding	RR DU/5 Acres	RR DU/10 Acres	RR DU/20 Acres	Rural Village Center	Convenience Crossroad	Neighborhood/Visitor Crossroad	General Crossroad	Resource-Based Industrial	Light Industrial/Commercial (Glen Cove)	Light Industrial (Glen Cove)	Light Industrial/Manufacturing (Quilicene and Eastview)	Heavy Industrial	Parks, Preserves and Recreation	UGA			
Aquacultural uses and activities (outside of shoreline jurisdiction)	Yes	No	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No	No	UGA			
Aquatic plant and animal processing and storage	See JCC 18.20.030	No	No	No	No	No	No	No	No	Yes	Yes	Yes	Yes	No	No				
Lumber mills and associated forestry processing activities and uses	See JCC 18.20.030	C(a)	No	No	No	No	No	No	No	Yes	No	No	Yes	No	No				
Marjuna Recreational Producer	Yes	C(d)	C(d)	C(d)	C(d)	No	No	No	Yes	Yes	Yes	Yes	Yes	No	No				
Nurseries	Yes	Yes	C(d)	C(d)	C(d)	Yes	No	Yes	No	No	No	No	No	No	No				
Unnamed agricultural and forestry uses	D	D	D	D	D	No	No	No	No	No	No	No	No	No	No				

1 Four Corners only

2 Hotel/motels are not allowed in NC districts, except for Discovery Bay

3 Chimacum and Four Corners, existing only

4 SR 19/20 only

5 Four Corners only

6 Ness Corner only

7 Four Corners, existing only

8 Ness Corner, existing only

9 Classification of EPF uses within appropriate districts are advisory only, subject to provisions of Article V of Chapter 18.15 JCC

[Ord. 15-18 § 1 (Appx. A); Ord. 14-18 § 4 (Exh. B); Ord. 4-15 § 2 (Att. A); Ord. 3-12 § 1 (Exh. H); Ord. 8-06 § 11

City of Sammamish

Chapter 21A.20 PERMITTED USES

Sections:

- 21A.20.010 Establishment of uses.
- 21A.20.020 Interpretation of land use tables.
- 21A.20.030 Residential land uses.
- 21A.20.040 Recreational/cultural land uses.
- 21A.20.050 General services land uses.
- 21A.20.060 Government/business services land uses.
- 21A.20.070 Retail land uses.
- 21A.20.080 Manufacturing land uses.
- 21A.20.090 Resource land uses.
- 21A.20.100 Regional land uses.

21A.20.010 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 be or has been in continuous operation for a period exceeding 60 days. A use that will operate for less than 60 days is considered a temporary use, and subject to the requirements of Chapter 21A.70 SMC. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the City of Sammamish. (Ord. O2016-406 § 3 (Att. C); Ord. O2003-132 § 11)

21A.20.020 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 an "X" 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 Chapter 21A.100 SMC 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 Chapter 21A.100 SMC 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 Chapter 21A.100 SMC and the general requirements of the code.

(6) If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

(7) If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

(8) All applicable requirements shall govern a use whether or not they are cross-referenced in a section. (Ord. O2016-406 § 3 (Att. C); Ord. O2003-132 § 11)

21A.20.030 Residential land uses.

A. Table of Residential Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		Urban Residential	Neighborhood Business	Community Business	Office	
		R-1 – R-8	R-12 – R-18	NB	CB	O
	DWELLING UNITS, TYPES:					
*	Single detached	P C9	P C9	X	X	X
*	Townhouse	P10	P	P2	P2	P2
*	Apartment	P3	P	P2	P2	P2
*	Mobile home park	C6	P	X	X	X
*	Duplexes ⁽¹⁷⁾	P16	P	X	X	X

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R-8	R-12 – R-18	NB	CB	O
	GROUP RESIDENCES:					
*	Community residential facility-I	C	P	P2	P2	P2
*	Community residential facility-II	X	X	P2	P2	P2
*	Dormitory	C4	P	X	X	X
*	Senior citizen assisted housing	X	P	P2	P2	P2
	ACCESSORY USES:					
*	Residential accessory uses	P5	P5	X	X	X
*	Home business Type 1	P	P	P	P	P
*	Home business Type 2	C	C	C	C	C
*	EV charging station ^(11, 12)	P13	P13	P	P	P
*	Rapid charging station ⁽¹⁴⁾	P15	P15	P	P	P
*	Cooperative ⁽¹⁸⁾	X	X	X	X	X
*	Collective garden ⁽¹⁸⁾	X	X	X	X	X
*	TEMPORARY LODGING:					
7011	Hotel/motel ⁽¹⁾	X	X	X	P	P
*	Bed and breakfast guesthouse	P7	P7	P7	P8	X
7041	Organization hotel/lodging houses	X	X	X	X	X

B. Development Conditions.

1. Except bed and breakfast guesthouses.
2. Only as part of a mixed use development subject to the conditions of Chapter 21A.30 SMC, stand-alone townhouse developments are permitted subject to the provisions of SMC 21A.25.040, 21A.30.020, 21A.30.040 and 21A.30.140.
3. Only in a building listed on the National Register as an historic site or designated as a landmark subject to the provisions of Chapter 21A.70 SMC.
4. Only as an accessory to a school, college/university, or church.
5. a. Accessory dwelling units:

- (1) Only one accessory dwelling per primary single detached dwelling unit;
 - (2) Only in the same building as the primary dwelling unit when there is more than one primary dwelling on a lot;
 - (3) The primary dwelling unit or the accessory dwelling unit shall be owner occupied;
 - (4) The accessory dwelling units shall not exceed a floor area of 1,000 square feet when detached, except when one of the dwelling units is wholly contained within the existing residence then the floor area shall not exceed 50 percent of the floor area of the existing unit;
 - (5) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;
 - (6) The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in SMC 21A.15.450;
 - (7) Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit;
 - (8) No additional off-street parking space shall be required when the parcel contains four or more parking spaces;
 - (9) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and
 - (10) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department with the records and elections division that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules.
- b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a City right-of-way, to a waterbody or landing field, provided:
- (1) No aircraft sales, service, repair, charter, or rental; and

- (2) No storage of aviation fuel except that contained in the tank or tanks of the aircraft.
6. Mobile home parks shall not be permitted in the R-1 zones.
 7. Only as an accessory to the permanent residence of the operator, provided:
 - a. Serving meals to paying guests shall be limited to breakfast; and
 - b. The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the Uniform Building Code as adopted by the City of Sammamish for R-1 occupancies may accommodate up to 10 persons per night.
 8. Only when part of a mixed use development.
 9. Required prior to approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions, or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection (B)(5) of this section.
 10. Only when done in accordance with the low impact development standards in SMC 21A.30.020 and Chapter 21A.85 SMC.
 11. Level 1 and Level 2 charging only.
 12. Level 1 and Level 2 charging are permitted in critical aquifer recharge areas and in other critical areas when serving an existing use.
 13. Allowed only as accessory to a primary permitted use or permitted conditional use.
 14. The term "rapid" is used interchangeably with "Level 3" and "fast charging."
 15. Only as an "electric vehicle charging station – restricted."
 16. Duplexes are allowed in R-4, R-6 and R-8 zones only. Duplexes must be new construction only; no additions to existing structures are allowed.
 17. Duplexes only are subject to the design standards in SMC 21B.30.270 and are defined in SMC 21B.15.160. Affordable duplex units that meet the provisions of SMC 21B.75.050 and 21B.75.060 shall be counted as one-half of a dwelling unit for the purpose of calculating density. Units in duplexes on the corners of rights-of-way shall be counted as one-half a dwelling unit for the purpose of calculating density. The entrances to the duplex dwelling units on corners shall be located with only one entrance facing on each street side of the building.

18. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish. (Ord. O2016-406 § 3 (Att. C); Ord. O2012-327 § 1 (Att. A); Ord. O2011-316 § 1 (Att. A); Ord. O2011-300 § 1 (Att. A); Ord. O2009-249 § 1; Ord. O2003-132 § 11)

21A.20.040 Recreational/cultural land uses.

A. Table of Recreational/Cultural Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		Urban Residential		NB	CB	O
		R-1 – R-8	R-12 – R-18			
	PARK/RECREATION:					
*	Park	P1	P1, P10	P	P	P
*	Trails	P	P	P	P	P
*	Marina	C2	C2	P4	P	P
*	Sports club ⁽⁹⁾	C3	C3	C	P	X
	AMUSEMENT/ENTERTAINMENT:					
*	Theater	X	X	X	P5	P5
7833	Theater, drive-in	X	X	X	X	X
793	Bowling center	X	X	X	P	X
*	Golf facility	P6	P6	X	X	X
7999	Amusement and recreation services	P7 C	P7 C	X	P	X
*	Amusement arcades	X	X	X	P	X
	CULTURAL:					

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R-8	R-12 – R-18	NB	CB	O
823	Library	P8 C	P8 C	P	P	P
841	Museum	P8 C	P8 C	P	P	P
842	Arboretum	P	P	P	P	P
*	Conference center	P8 C	P8 C	P	X	P

B. Development Conditions.

1. The following conditions and limitations shall apply, where appropriate:

- a. No stadiums on sites less than 10 acres;
- b. Lighting for structures and fields shall be directed away from residential areas;
- c. Setback requirements for structures in these on-site required recreation areas shall be maintained pursuant to SMC 21A.25.030. Buildings, service yards, swing sets, sandboxes, playhouses, other playground equipment, basketball hoops, tennis courts, camping tents, temporary tent structures used for functions and gathering, and dumpsters shall maintain a minimum distance of 20 feet from property lines adjoining residential zones R-1 to R-8.

2. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available prior to date of application.

3. Limited to recreation facilities subject to the following conditions and limitations:

- a. The bulk and scale shall be compatible with residential or rural character of the area;
- b. For sports clubs, the gross floor area shall not exceed 10,000 square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and
- c. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs.

4. Limited to day moorage.

5. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
6. Clubhouses, maintenance buildings and equipment storage areas, and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones.
7. Limited to a golf driving range as an accessory to golf courses.
8. 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 21A.70 SMC.
9. Only for stand-alone sports clubs that are not part of a park.
10. Park structures shall maintain a minimum distance of 10 feet from property lines adjoining multifamily zones R-12 and R-18. (Ord. O2016-406 § 3 (Att. C); Ord. O2010-279 § 1 (Att. A); Ord. O2005-171 § 2; Ord. O2003-132 § 11)

21A.20.050 General services land uses.

A. Table of General Services Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O
	PERSONAL SERVICES:					
72	General personal service	X	X	P	P	P3
7216	Drycleaning plants	X	X	X	X	X
7261	Funeral home/crematory	C4	C4	X	P	X

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL			
		ZONE		Urban Residential	Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O	
*	Cemetery, columbarium or mausoleum	P20 C5	P20 C5	P20	P20	P20	
*	Daycare I	P6	P	P	P	P7	
*	Daycare II	P8 C	P8 C	P	P	P7	
074	Veterinary clinic	X	X	P9	P9	X	
753	Automotive repair ⁽¹⁾	X	X	P10	P	X	
754	Automotive service	X	X	P10	P	X	
76	Miscellaneous repair	X	X	X	P	X	
*	Battery exchange station	X	X	P10	P10	X	
866	Churches, synagogue, temple	P11 C	P11 C	P	P	P	
83	Social services ⁽²⁾	P11 C12	P11 C12	P12	P	P	
*	Stable	P13 C	X	X	X	X	
*	Kennel or cattery	X	X	X	C	X	
*	Theater production services	X	X	X	P24	X	
*	Artist studios	P22	P22	P	P	P23	
*	Interim recycling facility	P17	P17	P18	P18	X	
	HEALTH SERVICES:						
801 – 04	Office/outpatient clinic	P11 C12	P11 C12	P	P	P	
805	Nursing and personal care facilities	X	C	X	P	X	
806	Hospital	C12	C12	X	P	C	
807	Medical/dental lab	X	X	X	P	P	
808 – 09	Miscellaneous health	X	X	X	P	P	
*	Marijuana producer ⁽²⁵⁾	X	X	X	X	X	
*	Marijuana processor ⁽²⁵⁾	X	X	X	X	X	
*	Marijuana retailer ⁽²⁵⁾	X	X	X	X	X	

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O
*	Cooperative ⁽²⁵⁾	X	X	X	X	X
*	Collective garden ⁽²⁵⁾	X	X	X	X	X
	EDUCATION SERVICES:					
*	Elementary school	P	P	X	X	X
*	Middle/junior high school	P	P	X	X	X
*	Secondary or high school	P21	P21	X	X	X
*	Vocational school	P12 C	P12 C	X	C	P14
*	Specialized instruction school	P15 C16	P15 C16	P	P	P14
*	School district support facility	P19 C	P19 C	C	P	P

B. Development Conditions.

1. Except SIC Industry No. 7534, Tire retreading, see manufacturing permitted use table.
2. Except SIC Industry Group Nos.:
 - a. 835 – Daycare services; and
 - b. 836 – Residential care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
 - a. 723 – Beauty shops;
 - b. 724 – Barber shops;
 - c. 725 – Shoe repair shops and shoeshine parlors;
 - d. 7212 – Garment pressing and agents for laundries and drycleaners;
 - e. 217 – Carpet and upholstery cleaning.
4. Only as an accessory to a cemetery.

5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, provided:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
7. Permitted as an accessory use, see commercial/industrial accessory, SMC 21A.20.060 (A).
8. Only as a re-use of a public school facility subject to the provisions of Chapter 21A.70 SMC, or an accessory use to a school, church, park, sport club or public housing administered by a public agency, provided:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - c. Direct access to a developed arterial street shall be required in any residential zone; and
 - d. Hours of operation may be restricted to assure compatibility with surrounding development.
9. 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 21A.65 SMC relative to animal keeping are met.
10. The repair work, battery exchange station work, or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532, Top, body, and upholstery repair shops and paint shops, is not allowed.
11. Only as a re-use of a public school facility subject to the provisions of Chapter 21A.70 SMC.

12. Only as a re-use of a surplus nonresidential facility subject to Chapter 21A.70 SMC.
13. Covered riding arenas are subject to the provisions of Chapter 21A.65 SMC and shall not exceed 20,000 square feet; provided, that stabling areas, whether attached or detached, shall not be counted in this calculation.
14. All instruction must be within an enclosed structure.
15. Only as an accessory to residential use, provided:
 - a. Students are limited to 12 per one-hour session;
 - b. All instruction must be within an enclosed structure; and
 - c. Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.
16. Subject to the following:
 - a. Structures used for the school and accessory uses shall maintain a minimum distance of 25 feet from property lines adjoining residential zones;
 - b. On lots over two and one-half acres:
 - (1) Retail sales of items related to the instructional courses are permitted, provided total floor area for retail sales is limited to 2,000 square feet;
 - (2) Sales of food prepared in the instructional courses are permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school; and
 - (3) Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use; and
 - c. On sites over 10 acres, and zoned R-1 and/or R-4:
 - (1) Retail sales of items related to the instructional courses are permitted, provided total floor area for retail sales is limited to 2,000 square feet;
 - (2) Sales of food prepared in the instructional courses are permitted, provided total floor area for food sales is limited to 1,750 square feet and is located in the same structure as the school;
 - (3) Other incidental student-supporting uses are allowed, provided such uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;

- (4) The use is integrated with allowable agricultural uses on the site;
 - (5) Advertised special events shall comply with the temporary use requirements of this chapter; and
 - (6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than 50 percent of their prior value, may reconstruct and expand an additional 65 percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with the standards set forth in development condition (B)(16)(c) of this section and the requirements of this title.
17. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
18. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
19. Only when adjacent to an existing or proposed school.
20. Limited to columbariums accessory to a church; provided, that required landscaping and parking are not reduced.
21. a. New high schools shall be permitted in urban residential zones subject to the review process set forth in Chapter 21A.100 SMC; and
- b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.
22. Only as a re-use of a surplus nonresidential facility subject to Chapter 21A.70 SMC or as a joint use of an existing public school facility.
23. All studio use must be within an enclosed structure.
24. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
25. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish. (Ord. O2016-406 § 3 (Att. C); Ord. O2011-300 § 1 (Att. A); Ord. O2009-249 § 1; Ord. O2003-132 § 11)

21A.20.060 Government/business services land uses.

A. Table of Government/Business Service Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R-8	R-12 – R-18			
	GOVERNMENT SERVICES:					
*	Public agency or utility yard ⁽²⁵⁾	C25	C25	P	P	P
*	Satellite public agency or utility yard	P26 C	P26 C	P	P	P
*	Public agency or utility office	P2, P27 C	P2, P27 C	P	P	P
*	Public agency archives	P27	P27	X	X	P
921	Court	P27	P27	P3	P3	P
9221	Police facility	P27	P27	P5	P	P
9224	Fire facility	C4	C4	P	P	P
*	Utility facility	P22 C21	P22 C21	P	P	P
*	Commuter parking lot	C P14	C P14	P	P	P
*	Private storm water management facility	P6	P6	P6	P6	P6
*	Wastewater receiving facility	P13	P13	P23	P23	P23
*	Farmers' market	P26, P27	P26, P27	P	P	P
	BUSINESS SERVICES:					
*	Construction and trade	X	X	X	X	P7
*	Individual transportation and taxi	X	X	X	P18	P8

SIC#	SPECIFIC LAND USE	ZONE		RESIDENTIAL		COMMERCIAL		
		R-1 – R-8	R-12 – R-18	Urban Residential		Neighborhood Business	Community Business	Office
				NB	CB			
421	Trucking and courier service	X	X	X			P9	P10
*	Self-service storage	X	C11	X			P	P
473	Freight and cargo service	X	X	X			X	P
472	Passenger transportation service	X	X	X			P	P
48	Communication offices	X	X	X			X	P
482	Telegraph and other communications	X	X	X			P	P
*	General business service	X	X	P			P	P
*	Professional office	X	P31	P			P	P
7312	Outdoor advertising service	X	X	X			X	P12
735	Miscellaneous equipment rental	X	X	X			P12	P12
751	Automotive rental and leasing	X	X	X			P	X
752	Automotive parking	X	X	P15			P15	P15
*	Off-street required parking lot	P24	P24	P24			P24	P24
7941	Professional sport teams/promoters	X	X	X			X	P
873	Research, development and testing	X	X	X			X	P1
	ACCESSORY USES:							
*	Commercial/industrial accessory uses	X	X	P16			P16	P
*	Helistop	C17	C17	C17			C17	C17
*	EV charging station ^(28, 29)	P	P	P			P	P
*	Rapid charging station ^(29, 30)	P	P	P			P	P

B. Development Conditions.

1. Except SIC Industry No. 8732, Commercial economic, sociological, and educational research, see general business service/office.
2. a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter 21A.70 SMC; or
 - b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.
3. Only as a re-use of a surplus nonresidential facility subject to Chapter 21A.70 SMC.

4. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;
 - c. No outdoor storage.
5. Limited to "storefront" police offices. Such offices shall not have:
 - a. Holding cells;
 - b. Suspect interview rooms (except in the NB zone); or
 - c. Long-term storage of stolen properties.
6. Private storm water management facilities serving development proposals located on commercial zoned lands shall also be located on commercial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated "urban" in the King County comprehensive plan shall only be located in the urban area.
7. No outdoor storage of materials.
8. Limited to office uses.
9. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
10. Limited to SIC Industry No. 4215, Courier services, except by air.
11. Accessory to an apartment development of at least 12 units, provided:
 - a. The gross floor area in self-service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
 - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - c. The use of the facility shall be limited to dead storage of household goods;
 - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;

- f. No residential occupancy of the storage units;
 - g. No business activity other than the rental of storage units; and
 - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
12. No outdoor storage.
13. Only as an accessory use to a public agency or utility yard, or to a transfer station.
14. Limited to new commuter parking lots designed for 30 or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting; provided, that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the Department of Transportation.
15. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
16. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
17. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facilities.
18. Limited to private road ambulance services with no outside storage of vehicles.
19. Limited to two acres or less.
20. a. Utility yards only on sites with utility district offices; or
- b. Public agency yards are limited to material storage for road maintenance facilities.
21. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.
22. Excluding bulk gas storage tanks.
23. Vactor waste treatment, storage and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other covered structures), as well as enclosed buildings.
24. Provided:
- a. Off-street required parking for a land use located in the urban area must be located in the urban area;

- b. Off-street required parking for a land use located in the rural area must be located in the rural area; and
 - c. Off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.
25. Prior to issuing the notice of decision, the applicant shall hold a second neighborhood meeting consistent with the provisions of SMC 20.05.035.
26. Accessory to an existing publicly owned and improved site, limited to parks and schools.
27. Accessory to an existing publicly owned and improved site, containing a school, City Hall, or civic center.
28. Level 1 and Level 2 charging are permitted in critical aquifer recharge areas and in other critical areas when serving an existing use.
29. Allowed only as accessory to a primary permitted use or permitted conditional use.
30. The term "rapid" is used interchangeably with "Level 3" and "fast charging."
31. The professional office use and improvements shall be subject to the following limitations:
- a. Only allowed within the Inglewood and Pine Lake Community Centers as designated by the Sammamish Comprehensive Plan;
 - b. The total floor area associated with the use shall not exceed 3,000 square feet;
 - c. The hours that the business is open to the public shall be limited to between 8:00 a.m. and 6:00 p.m.;
 - d. The number of individual professional office spaces shall not exceed three per building; and
 - e. The individual professional office spaces shall be located on the ground floor of the building in which they are located. (Ord. O2016-406 § 3 (Att. C); Ord. O2011-300 § 1 (Att. A); Ord. O2011-299 § 1 (Att. A); Ord. O2010-279 § 1 (Att. A); Ord. O2005-170 § 1; Ord. O2003-132 § 11)

21A.20.070 Retail land uses.

A. Table of Retail Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O
*	Building, hardware and garden materials	X	X	P1	P	X
*	Department and variety stores	X	X	P	P	C
54	Food stores	X	X	P	P	C
*	Agricultural product sales	P2	X	X	X	X
553	Auto supply stores	X	X	X	P4	X
554	Gasoline service stations	X	X	P	P	X
56	Apparel and accessory stores	X	X	X	P	X
*	Furniture and home furnishings stores	X	X	X	P	X
58	Eating and drinking places	X	X	P5	P	P
*	Drug stores	X	X	P	P	C
592	Liquor stores	X	X	X	P	X
593	Used goods: antiques/secondhand shops	X	X	X	P	X
*	Sporting goods and related stores	X	X	X	P	X
*	Book, stationery, video and art supply stores	X	X	P	P	C
*	Jewelry stores	X	X	X	P	X
*	Hobby, toy, game shops	X	X	P	P	X
*	Photographic and electronic shops	X	X	P	P	X
*	Fabric shops	X	X	X	P	X
598	Fuel dealers	X	X	X	C7	P
*	Florist shops	X	X	P	P	P
*	Personal medical supply stores	X	X	X	P	X
*	Pet shops	X	X	P	P	X
*	Bulk retail	X	X	X	P	X
*	Livestock sales	P8, P9	X	X	X	X

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O
*	Marijuana retailer ⁽¹⁰⁾	X	X	X	X	X

B. Development Conditions.

1. Only hardware and garden materials stores shall be permitted.
2. a. Except for hay sales, limited to products produced on site; and
 b. Covered sales areas shall not exceed a total area of 500 square feet.
3. Limited to SIC Industry No. 5331, Variety stores, and further limited to a maximum of 2,000 square feet of gross floor area.
4. Only the sale of new or reconditioned automobile supplies is permitted.
5. Excluding SIC Industry No. 5813, Drinking places.
6. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries, or churches which conduct religious or educational classes for minors.
7. No outside storage of fuel trucks and equipment.
8. Retail sale of livestock is permitted only as accessory to raising livestock.
9. Limited to the R-1 zone.
10. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish. (Ord. O2016-406 § 3 (Att. C); Ord. O2014-376 § 3 (Att. A); Ord. O2009-249 § 1; Ord. O2003-132 § 11)

21A.20.080 Manufacturing land uses.

A. Table of Manufacturing Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O
27	Printing and publishing	X	X	P1	P1	P1 C
32	Stone, clay, glass and concrete products	X	X	X	P2	X
357	Computer and office equipment	X	X	X	X	C
38	Measuring and controlling instruments	X	X	X	X	C
*	Marijuana producer ⁽³⁾	X	X	X	X	X
*	Marijuana processor ⁽³⁾	X	X	X	X	X
*	Cooperative ⁽³⁾	X	X	X	X	X
*	Collective garden ⁽³⁾	X	X	X	X	X

B. Development Conditions.

1. Limited to photocopying and printing services offered to the general public.
2. Only within enclosed buildings, and as an accessory use to retail sales.
3. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers, are prohibited in all zones in the City of Sammamish. (Ord. O2016-406 § 3 (Att. C); Ord. O2003-132 § 11)

21A.20.090 Resource land uses.

A. Table of Resource Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R-8	R-12 – R-18	NB	CB	O
	AGRICULTURE:					
01	Growing and harvesting crops	P	X	X	X	X
02	Raising livestock and small animals	P2	X	X	X	X
	FORESTRY:					
08	Growing and harvesting forest products	P	X	X	X	X
*	Forest research	X	X	X	X	P1
	FISH AND WILDLIFE MANAGEMENT:					
0921	Hatchery/fish preserve	C	X	X	X	X
0273	Aquaculture	C	X	X	X	X

B. Development Conditions.

1. Only forest research conducted within an enclosed building.
2. Large livestock allowed only in the R1-8 zones. On parcels less than 2.00 acres the property must have an approved farm plan from the King County conservation district on file with the City. (Ord. O2016-406 § 3 (Att. C); Ord. O2009-249 § 1; Ord. O2003-132 § 11)

21A.20.100 Regional land uses.

A. Table of Regional Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R-8	R-12 – R-18			
*	Jail	S	S	S	S	S
*	Work release facility	S	S	S	S	S
*	Public agency training facility	X	X	X	S1	S1
*	Hydroelectric generation facility	C9 S	X	X	X	X
*	Nonhydroelectric generation facility	C8 S	C8 S	C8 S	C8 S	C8 S
*	Communication facility	C4c S	C4c S	C4c S	P	P
*	Earth station	C4a S	C4a S	P4b C	P	P
13	Oil and gas extraction	S	S	S	S	S
*	Energy resource recovery facility	S	S	S	S	S
*	Landfill	S	S	S	S	S
*	Transfer station	S	S	S	S	X
*	Wastewater treatment facility	S	S	S	S	S
*	Municipal water production	S	S	S	S	S
*	Airport/heliport	S	S	S	S	S
*	Transit bus base	S	S	S	S	S
*	School bus base	C P3 S	C3 S	S	S	S
7948	Racetrack	S5	S5	S5	S	S5
*	Fairground	X	X	X	S	X
8422	Zoo/wildlife exhibit	S	S	X	S	X
7941	Stadium/arena	X	X	X	X	X
8221 – 8222	College/university	P6 C7 S	P6 C7 S	P6 C7 S	P	P

B. Development Conditions.

1. Except weapons armories and outdoor shooting ranges.

2. Except outdoor shooting range.
3. Only in conjunction with an existing or proposed school.
4. a. Limited to no more than three satellite dish antennas.
 - b. Limited to one satellite dish antenna.
 - c. Limited to tower consolidations.
5. Except racing of motorized vehicles.
6. Only as a re-use of a public school facility subject to the provisions of Chapter 21A.70 SMC.
7. Only as a re-use of a surplus nonresidential facility subject to the provisions of Chapter 21A.70 SMC.
8. Limited to cogeneration facilities for on-site use only.
9. Limited to facilities that comply with the following provisions:
 - a. Any new diversion structure shall not:
 - (1) Exceed a height of eight feet as measured from the stream bed; or
 - (2) Impound more than three surface acres of water at the normal maximum surface level;
 - b. There shall be no active storage;
 - c. The maximum water surface area at any existing dam or diversion shall not be increased;
 - d. An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained;
 - e. Any transmission line shall be limited to a:
 - (1) Right-of-way of five miles or less; and
 - (2) Capacity of 230 KV or less;
 - f. Any new, permanent access road shall be limited to five miles or less; and
 - g. The facility shall only be located above any portion of the stream used by anadromous fish. (Ord. O2016-406 § 3 (Att. C); Ord. O2003-132 § 11)

SAMPLE: City of Carnation amended Permitted Residential Use Table

RESIDENTIAL USES	R2.5	R3 R4 R6	RMHP	R12	R24	CBD	HC	SC	MU	AGI	LI/M	PU	PR
Single Family													
Site built & Modular	P	P	P1	P	X	X	S	X	X	P	X	X	X
Class "A" Mobile Home	X	X	P	X	X	X	X	X	X	X	X	X	X
Class "B" Mobile Home	X	X	P	X	X	X	X	X	X	X	X	X	X
Class "C" Mobile Home	X	X	P	X	X	X	X	X	X	X	X	X	X
Class A, B, C Mobile Home for night watchman/family	X	X	X	X	X	X	P	X	X	P	S	S	S
Accessory Dwelling Unit	S	S	X	S	X	X	X	X	X	X	X	X	X
Cottage Housing	C2	C2	X	P	P	X	X	X	P4,6	X	X	X	X
Townhomes	S3	S3	X	P	P	X	X	X	S4	X	X	X	X
Duplex	S3	S3	X	X	X	X	X	X	X	X	X	X	X
Multifamily Residential													
Apartments/Condominiums	X	X	X	X	P	X	X	X	P4	X	X	X	X
Apartment/Condominium above a permitted nonresidential use	X	X	X	X	X	P	P	X	P	X	X	X	X
Other Housing Types													
Senior Housing	S5	S5	X	P	P	X	X	X	P4	X	X	X	X
Adult Family Homes	P	P	X	P	P	X	X	X	P4	X	X	X	X
Assisted Living	X	X	X	P	P	X	X	X	P4	X	X	X	X

P: Permitted S: Special use C: Conditional Use X: Prohibited

- 1: No permanent foundation allowed.
- 2: Minimum lot size of parcel prior to subdivision or development must be one acre.
- 3: Separate entrances on two different streets, e.g. on corner lots.
- 4: Not allowed on parcels that front on Tolt Avenue.
- 5: Size of buildings must not exceed the average size of the single-family residences within a 1,000-foot radius; maximum of 2 stories.
- 6: On parcels adjacent to or abutting residential zone.

Computer and Electronic Product Manufacturing	X	X	X	X	X	X	X	X	X	X	P	X	X
Electrical Equipment, Appliance, and Component Manufacturing	X	X	X	X	X	X	X	X	X	X	P	X	X
Battery Manufacturing													
Transportation Equipment Manufacturing	X	X	X	X	X	X	X	X	X	X	P	X	X
Aerospace Product and Parts Manufacturing													
Railroad Rolling Stock Manufacturing													
Motorcycle, Bicycle, and Parts Manufacturing	X	X	X	X	X	X	X	X	X	X	P	X	X
Furniture and Related Product Manufacturing	X	X	X	X	X	X	X	X	X	X	P	X	X
Upholstered Household Furniture Manufacturing	X	X	X	X	X	X	X	X	X	X	P	X	X
Nonupholstered Wood Household Furniture Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X
Metal Household Furniture Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X
Custom Architectural Woodwork and Millwork Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X
Blind and Shade Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X
Miscellaneous Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X
Jewelry and Silverware Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X
Doll, Toy, and Game Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X
Musical Instrument Manufacturing	X	X	X	X	X	P9	P9	P9	P9	X	P	X	X

P: Permitted

S: Special use

C: Conditional Use

X: Prohibited

8: Ornamental metal products as part of a gallery, or retail or educational setting.

9: Manufacturing on an artisanal scale as part of a gallery, or retail or educational setting.



City of Carnation Meeting Calendar and Preliminary Agendas

This list is intended to be used for planning purposes only. Agenda items and dates may change.

7/23/2019 Planning Board

UNFINISHED BUSINESS

DISCUSSION 2019 Docket for amendments to the Development Regulations.

Origin:

Staff:

Firm Date?

8/6/2019 City Council

AGENDA BILLS

MOTION AB19-10R: Approving Amendment #2 to the Local Agency A&E Professional Services Agreement dated March 4, 2015 with Otak, Inc. for design and engineering of the Tolt Avenue CBD Improvements Project, to add services related to the Phase 1 Overhead to Underground Utility Conversion in an amount not to exceed \$29,489.85. (action postponed from 03/19 meeting)

Origin: AB19-10

Staff: City Manager

Firm Date?

OTHER BUSINESS

DISCUSSION Finalization of goals and funding priorities for 2020 Budget.

Origin:

Staff:

Firm Date?

PUBLIC HEARING

Proposed Development Agreement with MainVue Homes regarding Tolt River Terrace. (1 of 2 public hearings)

Origin: Council of the Whole

Staff: Amy Arrington

Firm Date?

DISCUSSION Recommended amendments to Comprehensive Plan. (2019 Docket)

Origin: City Manager

Staff: City Planner

Firm Date?

PRESENTATION

DISCUSSION King County 2019 Comprehensive Solid Waste Management Plan.

Origin: Council of the Whole

Staff: Amy Arrington

Firm Date?

DISCUSSION Tolt River Work Program 2019-2020, by Mr. Chase Barton, King County WLRD.

Origin: City Manager

Staff: Amanda Smeller

Firm Date?

8/15/2019 Hearing Examiner

PUBLIC HEARING

Site-Specific Rezone of Light Industrial/Manufacturing (LI/M) and Service Commercial (SC) zoned property to the Residential 12 (R12) zone. (MainVue Homes, File No. REZ 17-0003)

Origin: Chapters 15.09 & 15.10 CMC

Staff: Amanda Smeller

Firm Date?

8/20/2019 City Council

AGENDA BILLS

ORDINANCE Adoption of recommended amendments to Comprehensive Plan. (2019 Docket)

Origin: City Manager

Staff: City Planner

Firm Date?

PUBLIC HEARING

Proposed Development Agreement with MainVue Homes regarding Tolt River Terrace. (2 of 2 public hearings)

Origin: Council of the Whole

Staff: Amy Arrington

Firm Date?

8/27/2019 Planning Board

UNFINISHED BUSINESS

DISCUSSION 2019 Docket for amendments to the Development Regulations.

Origin: Council of the Whole

Staff: Amanda Smeller

Firm Date?

9/3/2019 City Council

AGENDA BILLS

- MOTION King County Solid Waste Management Plan ratification. (transmitted to City 5/22, have 120 days or until 09/19 if City chooses to act to approve or disapprove)
Origin: City Manager *Staff:* Amy Arrington *Firm Date?*
- ORDINANCE Site-Specific Rezone of Light Industrial/Manufacturing (LI/M) and Service Commercial (SC) zoned property to the Residential 12 (R12) zone. (MainVue Homes, File No. REZ 17-0003)
Origin: Sections 15.09.090 & 15.100.070 *Staff:* Amanda Smeller *Firm Date?*
CMC
- ORDINANCE Proposed Development Agreement with MainVue Homes regarding Tolt River Terrace.
Origin: Council of the Whole *Staff:* Amy Arrington *Firm Date?*
-

9/17/2019 City Council

PUBLIC HEARING

- DISCUSSION Potential sale of the Old Maintenance Shop. (also needs reso to approve terms of sale)
Origin: City Manager *Staff:* Amy Arrington *Firm Date?*
-

9/24/2019 Planning Board

- 2019 Docket for amendments to the Development Regulations.
Origin: Council of the Whole *Staff:* Amanda Smeller *Firm Date?*
-

9/25/2019 SVGA

- Hosted by the City of Duvall.
Origin: *Staff:* *Firm Date?*
-

9/28/2019 Public Meeting

- Tolt Dam Walk community evacuation drill.
Origin: Council of the Whole *Staff:* Amy Arrington *Firm Date?*
-

10/1/2019 City Council

AGENDA BILLS

- RESOLUTION Approving Terms of Sale for the Old Maintenance Shop. (also needs public hearing for sale)
Origin: City Manager *Staff:* Amy Arrington *Firm Date?*

OTHER BUSINESS

- DISCUSSION 2020 Proposed Preliminary Budget.
Origin: City Manager *Staff:* Amy Arrington *Firm Date?*
-

10/15/2019 City Council

OTHER BUSINESS

- DISCUSSION 2020 Proposed Preliminary Budget, continued review.
Origin: City Manager *Staff:* Amy Arrington *Firm Date?*

PRESENTATION

- DISCUSSION Police Services Report. (Q3-2019)
Origin: Public Health & Safety *Staff:* Amy Arrington *Firm Date?*
-

10/22/2019 Planning Board

- Regular meeting.
Origin: *Staff:* *Firm Date?*
-

11/5/2019 City Council

PUBLIC HEARING

- DISCUSSION 2020 Preliminary Budget & Revenue Sources.
Origin: *Staff:* *Firm Date?*

11/19/2019 City Council**AGENDA BILLS**

ORDINANCE 2020 Budget adoption.

Origin: City Manager*Staff:* Amy Arrington*Firm Date?*

ORDINANCE 2020 Property Tax Levy adoption.

Origin: City Manager*Staff:* Amy Arrington*Firm Date?* **PUBLIC HEARING**

DISCUSSION 2020 Budget.

Origin: City Manager*Staff:* Amy Arrington*Firm Date?*

11/26/2019 Planning Board

Regular meeting.

*Origin:**Staff:**Firm Date?*

11/27/2019 SVGA

Hosted by the Snoqualmie Tribe. (may be rescheduled due to Thanksgiving holiday)

*Origin:**Staff:**Firm Date?*

12/3/2019 City Council

Regular meeting.

*Origin:**Staff:**Firm Date?*

12/17/2019 City Council

Regular meeting.

*Origin:**Staff:**Firm Date?*

12/24/2019 Planning Board

Regular meeting cancelled.

*Origin:**Staff:**Firm Date?*

1/21/2020 City Council**PRESENTATION**

DISCUSSION Police Services Report. (Q4-2019)

Origin: Public Health & Safety*Staff:* Amy Arrington*Firm Date?*

4/21/2020 City Council**PRESENTATION**

DISCUSSION Police Services Report. (Q1-2020)

Origin: Public Health & Safety*Staff:* Amy Arrington*Firm Date?*

6/2/2020 City Council**AGENDA BILLS**

ORDINANCE Adopting the 2018 Washington State Building Codes.

Origin: City Manager*Staff:* City Manager*Firm Date?*

9/6/2022 City Council**OTHER BUSINESS**

DISCUSSION CaTV Tax 5.04.030(F)&(H).

Origin: Ordinance 914*Staff:* City Manager*Firm Date?*