

**2024 King County Comprehensive Plan
Proposed Ordinance 2023-0440
Amendment Tracker
December 10, 2024 Council Meeting**

#	PAGE/LINE	EFFECT	SPONSOR
S1	n/a	Striking Amendment S1 (see effect statement or summary of changes)	Perry
1	Page 21 Line 452	Subarea Planning. Modifies the code and policy requirements for subarea plans, to require that the subarea plans for urban area modify the land use designations and zoning classifications to meaningfully and substantially increase residential density to accelerate housing production.	Dembowski
2	Page 87 Line 1822	Technical. Makes technical corrections to Striking Amendment S1, including: <ul style="list-style-type: none"> - Engrossing changes made by Ordinance 19857, which established the 2025 permit review fees, and Ordinance 19872, which made changes to the permit review process. - Clarifying that maximum density applies to dwelling units and not sleeping units, with the same language as applies to base density. - Correcting the title of the Personal Services and <u>Temporary</u> Lodging land use table. - Corrects a reference to the notice required for TDR receiving sites. - Correcting cross references, chapter names, typographical errors, and formatting. 	Perry
3	Page 226 Line 4899	Industrial Uses. This amendment makes the following changes: <ul style="list-style-type: none"> - Deletes the proposed definition of "Industrial Use." Industrial Use would be undefined, as is the case today. - Modifies the Permitted Use tables to moves uses that had been reorganized into an "Industrial Uses" table back to the tables where they are located in the current code, and updates references to the industrial uses table and categorization of these uses as "industrial uses" elsewhere in the code, such as the Vashon, North Highline, and Skyway-West Hill specific code sections.. Development conditions for these uses are unchanged from the striking amendment and executive transmittal, except as noted below. - For Construction and Trade: no substantive changes. Moves it to a different use table. - Warehousing and Wholesale Trade: no substantive changes. Moves it to a different use table. - Log Storage: The condition requiring compliance with trail corridor provisions when located in the RA zone was inadvertently removed in the striking amendment. It would be added back in this line amendment. However, the trail corridor provisions apply regardless of the specific condition here. Also moved to a different use table. - Transportation Services: no substantive changes. Moves it to a different use table. - Trucking and Courier Service: no substantive changes. Moves it to a different use table. - Freight and Cargo Service: no substantive changes. Moves it to a different use table. - Miscellaneous Equipment Rental: no substantive changes. Moves it to a different use table. 	Perry/ Balducci

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		<ul style="list-style-type: none"> - Research, Development, and Testing: no substantive changes. Moves it to a different use table. - Heavy Equipment and Truck Repair: no substantive changes. Moves it to a different use table. - Fossil Fuel Facility: no substantive changes. Moves it to a different use table. Other changes, unrelated to the move from one use table to another, were made in the striking amendment and are maintained in this line amendment: <ul style="list-style-type: none"> o Changes were made in the striking amendment to require certain conditions be met in order to approve a fossil fuel facility (see subsection 27.f. of striking language), to align with the requirements of existing KCCP Policy F-334f. This change is maintained in the line amendment. o Additionally, changes were made to only require an equity impact review once the equity impact review tool has been developed by the County. This change is maintained in the line amendment. o Ordinance 19824 was adopted between transmittal and publication of the striking amendment. This section is updated in the striking amendment to recognize that, and this is maintained in the line amendment. - Drycleaning Plants: no substantive changes. Moves it to a different use table. - Industrial Launderers: no substantive changes. Moves it to a different use table. - Theatrical Production Services: no substantive changes. Moves it to a different use table. - Removes all changes made to the zoning code section on the rural Industrial zones and within the density and dimension standards for the rural area commercial and industrial zones, reverting to the existing code. - Removes other cross references from "industrial uses" to "manufacturing uses" in the landscaping code, parking code, and the shoreline code. - Modifies a portion of Policy R-338 to return to the existing language, which requires that new industrial development in the rural area meet certain requirements. The striking amendment had modified the language to apply only to industrial-zoned properties. - Modifies the Work Plan action related to the Rural Economic Strategies update to include evaluation of industrial uses in the rural area. <p><i>Requires Title Amendment.</i></p>	

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#	PAGE/LINE	EFFECT	SPONSOR
4	Page 246 Line 5321	Rural Neighborhood Commercial Centers. This amendment would modify the maximum density for the NB, CB, and O zones in RNCCs to 4 dwelling units per acre, including residential densities in historic buildings.	Perry/ Balducci
5	Page 247 Line 5338	Community Centers. This amendment would: <ul style="list-style-type: none"> - Modify the standards for community centers in the RA zone, including removing an allowance for a community center to be a permitted use. A community center would require a CUP and be limited to the RA-10 zone, as a reuse of a surplus nonresidential facility or accessory, be within 1,000 feet of a Rural Town, and owned and operated by a public agency or nonprofit. - Modify the standards in the R zones by allowing the use to be permitted in the urban area (only as a reuse of public school or nonresidential facility, or accessory to a park) and a conditional use in the rural towns, and not permitted elsewhere in the rural area. - Modify the standards in the NB, CB, and O zones by allowing the use to be permitted in the urban area, conditional use in the rural towns, and not permitted elsewhere in the rural area. Where specific rural town standards (CB zone in Vashon and CB zone in Fall City) supersede K.C.C. 21A.08.040, the provisions are also added to those specific areas. 	Perry/ Balducci
6	Page 263 Line 5635	Social Services/Health Care Uses. This amendment would modify the allowances for the following uses: <p>Doctor's Office/Outpatient Clinic:</p> <ul style="list-style-type: none"> - Add back community meeting requirement when a doctor's office/outpatient clinic is a reuse of a public school facility in the R-4 to R-48 zones in a rural town, where it would also be allowed a Permitted use. - Add back requirement that doctor's office/outpatient clinics in the R-4 to R-48 zones outside of the urban area comply with K.C.C. 21A.12.250 (which would no longer be repealed), which requires: <ul style="list-style-type: none"> o The use to be within ¼ mile of a rural town, unincorporated activity center, community business center or neighborhood business center and less than one mile from another commercial establishment; o To be located either in an existing single detached residence, or in a mixed-use development where 100% of the units are affordable to households with incomes at or below 60% AMI and on-site supportive services are provided; o Maximum on-site parking is 2 spaces per 1,000 square feet and required parking is not 	Perry/ Balducci

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		<p style="text-align: center;">located between the building and the street;</p> <ul style="list-style-type: none"> ○ Sign and landscaping requirements are met. <p>Nursing and Personal Care Services:</p> <ul style="list-style-type: none"> • Removes an allowance for nursing and personal care facilities to be a Permitted use in the R-12 through R-48, NB, and O zones when outside the urban area. • Adds back conditional use permit option for nursing and personal care facilities in the R-12 through R-48 zones. • Removes an allowance for nursing and personal care facilities to be allowed in the R-4 through R-8 zones outside the urban area. <p>Other Residential Care:</p> <ul style="list-style-type: none"> • Adds back an existing allowance for other residential care uses in the R-12 through R-48 zones in a rural town: <ul style="list-style-type: none"> ○ As a permitted use, either as a reuse of a public school facility or surplus nonresidential facility, and with a preapplication community meeting; or ○ With a CUP. <p><i>Requires Title Amendment.</i></p>	
7a	Page 271 Line 5790	<p>Commercial uses in Residential zones. This amendment would make the following changes:</p> <p>Sports clubs:</p> <ul style="list-style-type: none"> - In the RA zone, remove specific conditions for amplified noise and hours of operation limitations, which would instead be reviewed during the conditional use permit process. - Outside the urban area, in the R-1 through R-48, and NB zones: <ul style="list-style-type: none"> ○ Remove an allowance for sports clubs as a Permitted use. ○ As a Conditional use: <ul style="list-style-type: none"> ▪ Add back a requirement for bulk and scale to be compatible with the character of the area. ▪ Remove specific conditions for amplified noise and hours of operation limitations, which would instead be reviewed during the conditional use permit process. ▪ Add back a requirement limiting the use to residents of a specified residential development or sports clubs providing supervised instructional or athletic programs. 	Perry/ Balducci

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		<p>Beauty and Barber Shops; Shoe Repair Shops; Laundry, Cleaning, and Garment Services; Drycleaners and Garment Pressing; and Portrait Photographic Studios:</p> <ul style="list-style-type: none"> - Outside of the urban area, the R-4 through R-8 zones: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 2,500 sf in size, to be a Permitted use with conditions. o Add back an allowance for these uses, when less than 5,000 sf in size and subject to K.C.C. 21A.12.230, to be a Conditional use. o Add back an allowance for these uses, with no size limitation, when subject to K.C.C. 21A.12.250, to be a Conditional use. - Outside of the urban area, in the R-12 through R-48 zones: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 5,000 sf in size, to be a Permitted use with conditions. o Add back an allowance for these uses, when less than 5,000 sf in size and subject to K.C.C. 21A.12.230, to be a Conditional use. o Add back an allowance for these uses, with no size limitation, when subject to K.C.C. 21A.12.250, to be a Conditional use. <p>Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art Supply Stores; and Florist Shops:</p> <ul style="list-style-type: none"> - Outside of the urban area, in the R-4 through R-8 zones: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 1,000 sf in size, to be a Permitted use with conditions. o As a Conditional use: <ul style="list-style-type: none"> ▪ Add back in a requirement to comply with K.C.C. 21A.12.230. ▪ Increase the size limitation from 2,500 sf back to 5,000 sf. - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use: <ul style="list-style-type: none"> o Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement. o Remove provisions that would prohibit on drive-throughs, limit amplified noise, and limit the hours of operation. <p>Eating And Drinking Places and Drug Stores:</p> <ul style="list-style-type: none"> - Outside of the urban area, in the R-4 through R-8 zone: <ul style="list-style-type: none"> o Remove an allowance for these uses, when less than 1,000 sf in size, to be a Permitted use 	

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		<p>with conditions.</p> <ul style="list-style-type: none"> o As a Conditional use: <ul style="list-style-type: none"> ▪ Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement. ▪ Increase the size limitation from 2,500 sf back to 5,000 sf. o Remove provisions that would allow, as a Conditional use, an eating and drinking place, and prohibit drive-throughs of eating and drinking places larger than 200 sf and prohibit them at the intersection of an arterial, limit amplified noise, and limit the hours of operation. <p>- Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use:</p> <ul style="list-style-type: none"> o Remove provisions that would prohibit on drive-throughs of eating and drinking places larger than 200 sf and not at the intersection of an arterial, limit amplified noise, and limit the hours of operation. o Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement. <p>K.C.C. 21A.12.230:</p> <ul style="list-style-type: none"> - Removes the repeal of K.C.C. 21A.12.230 and makes technical corrections to K.C.C. 21A.12.230. K.C.C. 21A.12.230 concerns the maximum size limitation, location, minimum spacing requirements, parking, building and roofline modulation, and other design standards for personal services and retail use in the R-4 through R-48 zones outside the urban area. <p><i>Use if Amendment 3 passes.</i></p> <p><i>Requires Title Amendment.</i></p>	
7b	Page 271 Line 5790	<p>Commercial uses in Residential zones.</p> <p>Same effect as 7a but if Amendment 3 fails.</p> <p><i>Use if Amendment 3 fails.</i></p> <p><i>Requires Title Amendment.</i></p>	Perry/ Balducci

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#	PAGE/LINE	EFFECT	SPONSOR
8	Page 409 Line 8140	<p>North Highline Design Standards. Revises the applicability section of the North Highline urban design standards as follows:</p> <ul style="list-style-type: none"> - Changes the requirement from “new and substantially improved development” to “new buildings and substantial improvement” to use defined terms in K.C.C. chapter 21A.06. - Adds a provision stating that when exterior modifications do not meet the threshold of substantial improvements, only the modifications are subject to the design standards. - Exempts mobile vendors from meeting the design standards. 	Mosqueda
9		Not used.	
10	Page 472 Line 9267	<p>Inclusionary Housing in Vashon Rural Town. Applies the Inclusionary Housing Program to the Vashon Rural Town, including:</p> <ul style="list-style-type: none"> - Allowing a maximum density of 200% with inclusionary housing; - Prohibiting the use of TDRs for additional density on Vashon consistent with K.C.C. chapter 21A.37; - Prohibiting off-site affordable housing units under the alternative compliance section; and - Adding parking standards. 	Mosqueda
11a	Pg 518 Line 10156	<p>Update to 21A.12.250. Removes the repeal of K.C.C. 21A.12.250, removes reference to personal services uses, states that these regulations only apply in the R-zones outside of the urban area, and makes technical corrections and clarifying edits to K.C.C. 21A.12.250.</p> <p><i>Use if Amendment 6 passes and Amendments 7a or 7b fail.</i></p> <p><i>Requires Title Amendment.</i></p>	Perry/ Balducci
11b	Pg 518 Line 10156	<p>Update to 21A.12.250. Removes the repeal of K.C.C. 21A.12.250, removes reference to doctor's office/outpatient use, states that these regulations only apply in R-zones outside the urban area, and makes technical corrections and clarifying edits to K.C.C. 21A.12.250.</p> <p><i>Use if Amendment 7a or 7b passes and Amendment 6 fails.</i></p> <p><i>Requires Title Amendment.</i></p>	Perry/ Balducci

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11c	Pg 518 Line 10156	<p>Update to 21A.12.250. Removes the repeal of K.C.C. 21A.12.250, states that these regulations only apply in R-zones outside the urban area and makes technical corrections and clarifying edits to K.C.C. 21A.12.250.</p> <p><i>Use if amendment 6 and 7a or 7b passes.</i></p> <p><i>Requires Title Amendment.</i></p>	Perry/ Balducci
12	Page 680 Line 13056	Home Occupations. Would require, for home occupations and home industries, that the dwelling unit be the primary residence of the owner of the business.	Zahilay
13	Att A Page 3-22 Line 1118	Public Agency Infrastructure investment. Modifies Policy R-333 to state that agencies providing services in the Rural Area and Natural Resource Lands have standards that shall not "require an urban level of infrastructure" in addition to "substantial investment" or "encourage urban development."	Dembowski/ Zahilay/ Perry
14	Att A Page 3-23 Line 1205	Infrastructure with rural industrial uses. Modifies Policy R-338 to removes proposed changes in the transmittal that would prohibit any substantial investment in infrastructure relating to rural industrial uses. Industrial uses would instead need to be sized to avoid public funding of the infrastructure.	Perry
15	Att A Page 12-36 Line 1760	Work Plan Action 14 Vashon-Maury Island water systems. Modifies Work Plan Action 14 to change the focus from the County doing a comprehensive analysis of water systems on Vashon-Maury Island, to requiring that the Executive update Title 13 and require that water plans submitted to the County include additional information on climate change impacts, greywater systems, groundwater capacity, prioritization of water shares for affordable housing, and coordination with Group B water systems that share the same aquifer.	Mosqueda
16	Att I Page 263 Line 2278	Green Energy Overlay. Removes two parcels from the green energy special district overlay. These parcels have recently been acquired by King County Parks for the purpose of open space land.	Von Reichbauer
T1	Page 1 Line 1	Conforms the title to Striking Amendment S1.	Perry
T2	Page 1 Line 1	An updated Title Amendment that conforms the title to amendments passed will be emailed out after the line amendments are voted on.	Perry

12/9/24
RDem-Density
(PO, AttA)

[E. Auzins]

Sponsor: Dembowski

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 21, line 452, after "subarea plan" insert "for the five urban unincorporated
4 potential annexation area geographies, the subarea plan shall include modifications to the
5 land use designations and zoning classifications to meaningfully and substantially
6 increase residential density in order to accelerate housing production"

7

8 In Attachment A, page 11-4, strike lines 81 through 82 and insert:

9 "**and include modifying the land use designations and zoning classifications to meaningfully and**
10 **substantially increase residential density in order to accelerate housing production, as well as**
11 **other land use tools to help plan for and accommodate housing needs for all income levels:"**

12

13 **EFFECT prepared by E. Auzins:** Modifies the code and policy requirements for
14 subarea plans, to require that the subarea plans for urban area modify the land use
15 designations and zoning classifications to meaningfully and substantially increase
16 residential density to accelerate housing production.

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18 The change to the policy are shown in blue below:

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20 **CP-100 King County shall implement a ((Community Service Area)) subarea planning**
21 **program. This program shall include((s)) the following components for the**
22 **development and implementation of each subarea plan:**

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- a. ~~A subarea plan ((shall be)) developed and adopted for each of the six rural Community Service Areas and five large urban Potential Annexation Areas ((consistent with the scheduled established in the Comprehensive Plan and King County Code Title 20. Each subarea plan shall be)),~~ streamlined to be focused on locally((-)specific policies that address long-range community needs((-)), and include modifying the land use designations and zoning classifications to meaningfully and substantially increase residential density in order to accelerate housing production, as well as other consideration of land use tools to help plan for and accommodate housing needs for all income levels;
- b. A consideration of the financial costs and public benefits of the proposed subarea plan prior to adoption to ensure that implementation can be appropriately prioritized;
- c. ~~((The County shall adopt and update on an ongoing basis, a))~~ A list of services, programs, facilities, and capital improvements, updated on an ongoing basis, that are identified by the community for each geography, known as a community needs list, to implement the vision and policies in the subarea plan and other County plans and to build on the strengths and assets of the community((-));
- ~~((c.))~~ d. ((The County should dedicate)) Dedicated resources toward implementation of the subarea plans and community needs lists in coordination with each community so the highest priorities are addressed where the needs are greatest((-));
- ~~((d.))~~ e. Implementation of each subarea plan and community needs list ((shall be)) monitored on an ongoing basis via established performance metrics((-));
- ~~((e.))~~ f. Community engagement for development, review, amendment, adoption, and implementation of each subarea plan ((shall use)) using the Office of Equity and Racial and Social Justice's equity toolkit and centering engagement with historically underrepresented groups((-)); and
- ~~((f.))~~ g. The King County Council shall have an established role in the ((Community Service Area)) subarea planning process, including in the development, review, amendment, adoption, and monitoring the implementation of each subarea plan and community needs list.

12/9/24

Perry – technical
(PO, Att A, B, J)

[E. Auzins]

Sponsor: Perry

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 87, line 1822, after "2." Strike "If applicable" and insert "As required by K.C.C.
4 20.20.040"

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6 On page 87, beginning on line 1832, after "shall" strike "determine the number of copies
7 of the required plans, specifications, and supporting materials necessary to expedite
8 review and may require submittal of materials in alternative formats" and insert "specify
9 the formats in which application materials may be submitted"

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11 On page 87, strike lines 1837 through 1838

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13 On page 111, line 2385, after "change, as" strike "determined by the department" and
14 insert "defined in K.C.C. 20.20.100"

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16 On page 112, line 2389, after "change, as" strike "determined by the department" and
17 insert "defined in K.C.C. 20.20.100"

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19 On page 112, line 2392, after "20.20.020" strike ", "and insert "₁"

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21 On page 112, strike lines 2394 through 2407 and insert:

22 "D. Proposed changes to a preliminary subdivision, preliminary short
23 subdivision, or binding site plan that do not result in a substantial change, as defined in
24 K.C.C. 20.20.100, shall be treated as a minor change and may be approved
25 administratively by the department.

26 E. For purposes of this section, minor changes include, but are not limited to:"

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28 On page 149, line 3230, after "A. Land use" strike "permit"

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30 On page 149, line 3233, after "subsection" strike "E." and insert "D."

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32 On page 149, strike lines 3234 through 3242 and insert:

33 "1. Type 1 decisions are made by the manager of the department of local
34 services, permitting division ("the division"). Type 1 decisions are administrative
35 decisions. An administrative appeal is not provided.

36 2. Type 2 decisions require public notice and are made by the manager. Type 2
37 decisions are discretionary decisions that are subject to administrative appeal to the
38 hearing examiner.

39 3. Type 3 decisions require public notice and are quasi-judicial decisions made
40 by the hearing examiner following an open record hearing. An administrative appeal is
41 not provided

42 4. Type 4 decisions require public notice and are site-specific quasi-judicial
 43 decisions made by the council based on the record established by the hearing examiner,
 44 after a recommendation by the division."

45

46 On page 149, line 3243, after "20.44.120.A.7." strike "and K.C.C. 25.32.080"

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48 Starting on page 150, strike lines 3251 through 3260 and insert:

49 "D. Land use decision types are classified as follows:

TYPE 1	<p>Temporary use permit for a homeless encampment <u>or temporary microshelter village</u> under K.C.C. chapter 21A.45, <u>except as required by K.C.C. 21A.45.100</u></p> <p>Building permit, commercial site development permit, or clearing and grading permit that is not subject to SEPA, that is categorically exempt from SEPA as provided in K.C.C. 20.20.040, or for which the division has issued a determination of nonsignificance or mitigated determination of nonsignificance</p> <p>Boundary line adjustment (((right of way)))</p> <p><u>Right-of-way</u> permit</p> <p>Variance from K.C.C. chapter 9.04</p> <p>Shoreline exemption</p> <p>Decisions to require studies or to approve, condition, or deny a development proposal based on K.C.C. chapter 21A.24, except for decisions to approve, condition, or deny alteration exceptions</p> <p>Decisions to approve, condition, or deny nonresidential elevation and dry floodproofing variances for agricultural buildings that do not equal or exceed a maximum assessed value of sixty-five thousand dollars under K.C.C. chapter</p>
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	<p>21A.24</p> <p>Approval of a conversion-option harvest plan</p> <p>Binding site plan for a condominium that is based on ((a recorded final planned unit development,)) a building permit, an as-built site plan for developed sites, a commercial site development permit for the entire site</p> <p>Approvals for agricultural activities and agricultural support services authorized under K.C.C. 21A.42.300</p> <p><u>In the urban area: microsubdivision, microsubdivision revision, microsubdivision alteration, or microsubdivision vacation</u></p> <p>Final short plat</p> <p>Final plat</p> <p>Critical area determination</p>
<p>TYPE</p> <p>2^{1,2}</p>	<p><u>Except those classified as microsubdivisions in the urban area, ((S))short ((plat)) subdivision, ((S))short ((plat)) subdivision revision, ((S))short ((plat)) subdivision alteration, or ((S))short ((plat)) subdivision vacation</u></p> <p>Zoning variance</p> <p>Conditional use permit</p> <p>Temporary use permit under K.C.C. chapter 21A.32</p> <p>Temporary use permit for a homeless encampment <u>or temporary microshelter village</u> under K.C.C. 21A.45.100</p> <p>Shoreline substantial development permit³</p> <p>Building permit, commercial site development permit, or clearing and grading permit for which the division has issued a determination of significance</p> <p>Reuse of public schools</p> <p>Reasonable use exceptions under K.C.C. 21A.24.070.B.</p>

	<p>Decisions to approve, condition, or deny alteration exceptions or variances to floodplain development regulations under K.C.C. chapter 21A.24</p> <p>Extractive operations under K.C.C. 21A.22.050</p> <p>Binding site plan</p> <p>Waivers from the moratorium provisions of K.C.C. 16.82.140 based upon a finding of special circumstances</p> <p>Sea level rise risk area variance adopted in K.C.C. chapter 21A.23</p>
TYPE 3 ¹	<p>Preliminary ((plat)) <u>subdivision</u></p> <p>Plat alterations</p> <p>Preliminary ((plat)) <u>subdivision</u> revisions</p> <p>Plat vacations</p> <p>Special use permit</p>
TYPE 4 ^{1,4}	<p>Site-specific zone reclassifications</p> <p>Site-specific shoreline environment redesignation</p> <p>Site-specific amendment or deletion of P suffix conditions</p> <p>Site-specific deletion of special district overlay</p>

50 ¹ See K.C.C. 20.44.120.C. for provisions governing procedural and substantive SEPA
51 appeals and appeals of Type 2, 3, and 4 decisions.

52 ² When an application for a Type 2 decision is combined with other permits requiring
53 Type 3 or 4 land use decisions under this chapter, the examiner, not the manager, makes
54 the decision."

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56 On page 153, at the beginning of line 3268, strike "F." and insert "E."

57

58 Beginning on page 156, strike lines 3329 through 3407 and insert:

59 "SECTION 64. Ordinance 12196, Section 17, as amended, and K.C.C. 20.20.100
60 are hereby amended to read as follows:

61 A. The period to issue a final decision for each type of complete land use
62 application or project type subject to this chapter should not exceed the following time
63 periods, except as modified by this section:

64 1. For land use applications that do not require public notice under K.C.C.
65 20.20.060, the division shall issue a final decision within sixty-five days of the
66 determination of completeness;

67 2. For land use applications that require public notice under K.C.C. 20.20.060,
68 the division must issue a final decision within one hundred days of the determination of
69 completeness; and

70 3. For land use applications that require public notice under K.C.C. 20.20.060
71 and a public hearing, the division must issue a final decision within one hundred seventy
72 days of the determination of completeness.

73 B. The time periods for permit review established in subsection A. of this section
74 and as modified by subsections C. through K. of this section, shall be extended by
75 seventy-five percent if a development proposal or application:

76 1. Requires approval of a road variance under K.C.C. Title 14, or drainage
77 standard adjustment or drainage criteria exception under K.C.C. Title 9;

78 2. Is for a variance, critical area alteration exception, or reasonable use
79 exception under K.C.C. Title 21A;

80 3. Is granted concurrent review with other permit applications applicable to the
81 development; or

82 4. Is for a development proposal to install permanent stabilization measures to
83 replace any structures or grading done as an emergency action.

84 C. The number of days an application is in review with the division shall be
85 calculated from the day completeness is determined under section 17 of this ordinance to
86 the date a final decision is issued on the permit application. The number of days shall be
87 calculated by counting every calendar day and excludes the following periods:

88 1. Any period between the day that the division notifies the applicant in writing
89 that additional information is required to further process the application and the day when
90 responsive information is submitted by the applicant. If the county determines that
91 corrections, studies, or other information submitted by the applicant is insufficient, it
92 shall notify the applicant of the deficiencies and the procedures of this section shall apply
93 as if a new request for information had been made. The department shall set a reasonable
94 deadline for the submittal of corrections, studies, or other information, and shall provide
95 written notification to the applicant. The department may extend the deadline upon
96 receipt of a written request from an applicant providing satisfactory justification for an
97 extension;

98 2. The period during which an environmental impact statement is being
99 prepared following a determination of significance under chapter 43.21C RCW, as ((set
100 forth)) established in K.C.C. 20.44.050;

101 3. Any period between issuance of an administrative decision and resolution of
102 an administrative appeal, and any additional period provided by the administrative appeal
103 decision;

104 4. Any period during which an applicant fails to post the property, if required by
105 this chapter, following the date notice is required until an affidavit of posting is provided
106 to the division by the applicant;

107 5. Any time extension mutually agreed upon by the applicant and the division;

108 6. Any time during which there is an outstanding fee balance;

109 7. The period during which the state ((~~ϕ~~))Department of ((~~ϵ~~))Ecology is
110 reviewing and approving shoreline variance or shoreline conditional use permit,
111 measured between the date of filing with the state ((~~ϕ~~))Department of ((~~ϵ~~))Ecology and
112 the date the county receives the state ((~~ϕ~~))Department of ((~~ϵ~~))Ecology's decision;

113 8. The period during which another agency is reviewing and issuing a decision
114 on any required modification to a previous approval, after the required construction
115 permit has been deemed complete; and

116 9. The period during which information has been requested that can only be
117 obtained during a seasonal window, including but not limited to, infiltration mounding
118 analysis, traffic studies when school is in session, wetland studies in the growing season,
119 or stream typing or fish status outside of times of low flow.

120 D. The county shall provide any written comments and requests for corrections
121 within thirty days of each submittal or resubmittal.

122 E. The division may cancel a permit application in the following situations:

123 1. Failure by the applicant to submit corrections, studies, or other information
124 acceptable to the division after two rounds of written requests under subsection C. of this
125 section; or

126 2. Failure by the applicant to make full payment of review fees within sixty days
127 of the division's invoice.

128 F. If an applicant informs the division in writing that the applicant would like to
129 temporarily suspend the review of the project for more than sixty days, or if an applicant
130 is not responsive for more than sixty consecutive days after the division has notified the
131 applicant in writing, that additional information is required to further process the
132 application, an additional thirty days may be added to the time periods for the division to
133 issue a final decision. Any written notice from the division to the applicant that
134 additional information is required to further process the application shall include a notice
135 that nonresponsiveness for sixty consecutive days may result in thirty days being added
136 to the time period for permit review. For the purposes of this subsection,
137 "nonresponsiveness" means that an applicant is not making demonstrable progress on
138 providing additional requested information to the division, or that there is not ongoing
139 communication from the applicant to the division on the applicant's ability or willingness
140 to provide the additional information.

141 G. The time periods for permit review established in this section shall not apply if
142 an unforeseen event, as determined by the permitting division manager, disrupts normal
143 county operations and prevents permit review from being feasible. This could include,
144 but is not limited to:

- 145 1. Declared emergencies under K.C.C. chapter 12.52;
- 146 2. Court orders, litigation, or settlements pursuant to specific applications or to
147 the King County Comprehensive Plan or the county's development regulations;
- 148 3. Building or land use moratoria;

149 4. A recession resulting in unexpected staffing changes; or
150 5. Denial of service for critical infrastructure, such as software failure, breach or
151 termination of contract, loss of internet access, or cyber security breach.

152 ~~((E-))~~ H. The time periods established in ~~((this))~~ subsection A. of this section
153 shall not apply if a proposed development or application:

154 1. Requires modification or waiver of a development regulation as part of a
155 demonstration project in K.C.C. 21A.55. Any time periods for permit review in that
156 chapter shall apply;

157 2. Involves uses or activities related to mineral extraction or processing, coal
158 mining, materials processing facilities, or fossil fuel facilities: or

159 3. Is to rectify a code violation case;

160 I.1. If an application is revised by the applicant and results in a substantial change
161 the application review, the division may, in some cases, need to restart the time period for
162 permit review in K.C.C. 20.20.100. A substantial change in the application review may
163 also include new public notice and revised vesting.

164 2. For the purposes of this subsection ~~((H-))~~ I:

165 a. a "substantial change" that results in new public notice, revised vesting, and
166 a restart of the time periods for permit review, includes, but is not limited to:

167 (1) the creation of additional lots;

168 (2). the reduction or elimination of open space; or

169 (3) a change in land use;

170 b. a "substantial change" that results in a restart of the time periods for permit
171 review, includes, but is not limited to:

172 (1) a fifty-percent or more increase to the total value of building construction
173 work, including all finish work, painting, roofing, electrical, plumbing, heating,
174 ventilation, air conditioning, elevators, fire systems, and any other permanent fixtures;

175 (2) a ten-percent or more increase to the total building square footage,
176 impervious surface area, parking, or building height;

177 (3) when a change to the application results in a change to the type of
178 drainage review required under the King County Surface Water Design Manual, if the
179 new type of drainage review adds additional requirements;

180 (4) when a change to the application results in a new requirement for a road
181 variance under K.C.C. Title 14;

182 (5) when a change in points of ingress or egress to the property, where:

183 (a) the ingress or egress point is moved more than 25 percent of the width of
184 the property line width on the same street; or

185 (b) the ingress or egress point is on a different street; or

186 (6) when a change to the application results in a new or increased impact to
187 critical areas that will require a revision to mitigation measures.

188 J. The division shall require that all plats, short plats, building permits, clearing
189 and grading permits, conditional use permits, special use permits, commercial site
190 development permits, shoreline substantial development permits, or binding site plans(~~(~~
191 ~~urban planned development permits, or fully contained community permits~~)), issued for
192 development activities on or within five hundred feet of designated agricultural lands,
193 forest lands, or mineral resource lands, contain a notice that the subject property is within
194 or near designated agricultural lands, forest lands, or mineral resource lands, on which a

195 variety of commercial activities may occur that are not compatible with residential
196 development for certain periods of limited duration.

197 K. Where federal, state, or county law requires a shorter time period for permit
198 review and decision, the division should comply with the shorter time periods.

199 L.1. An applicant may, in writing and with the division's agreement, voluntarily
200 opt out of the time period for permit review and decision specified in this section.

201 2. If an applicant is under an application processing service agreement with the
202 county, the time periods for permit review in that agreement shall control."

203

204 On page 271, line 5790, after "and" insert "temporary"

205

206 On page 383, line 7853, after "K.C.C." strike "21A.60.100" and insert "21A.60.110"

207

208 In the table that begins on 387 after line 7911, on page 387, in the row that states "

Maximum	5 du/ac	7.5 du/ac	10 du/ac	15 du/ac	22.5 du/ac	30 du/ac	60 du/ac
Density	(10)	(10)	(10)	(10)	(10)	(10)	(10)
	6 du/ac	9 du/ac	12 du/ac	18 du/ac	27 du/ac	36 du/ac	72 du/ac
	(2)	(2)	(2)	(2)	(2)	(2)	(2)
	12 du/ac	18 du/ac	24 du/ac	36 du/ac	54 du/ac	72 du/ac	144 du/ac
	(3)	(3)	(3)	(3)	(3)	(3)	(3)

209 " after "Density" insert "(1)"

210

211 On page 390, line 7963, after "K.C.C." strike " chapter 21A.60" and insert "21A.60.060,

212 as recodified by this ordinance, K.C.C. 21A.60.010, as recodified by this ordinance,

213 K.C.C. 21A.60.040, as recodified by this ordinance, K.C.C. 21A.60.050, as recodified by
 214 this ordinance, K.C.C. 21A.60.070, as recodified by this ordinance, K.C.C. 21A.60.080,
 215 as recodified by this ordinance, K.C.C. 21A.60.090, as recodified by this ordinance,
 216 K.C.C. 21A.60.030, as recodified by this ordinance, K.C.C. 21A.60.100, as recodified by
 217 this ordinance, and K.C.C. 21A.60.110, as recodified by this ordinance"

218

219 Beginning on page 400, in the table after line 8108, in the row that states "**PERSONAL**
 220 **SERVICE AND LODGING (K.C.C. 21A.08.050.A.):**" strike that row and insert:

221 "**PERSONAL SERVICE AND TEMPORARY LODGING (K.C.C. 21A.08.050.A.):**"

222

223 In the table that begins on 435 after line 8582, on page 435, in the row that states "

Maximum	5 du/ac	7.5	10	15	22.5	30	60
Density	(10)	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
	6 du/ac	(10)	(10)	(10)	(10)	(10)	(10)
	(2)	9	12	18	27	36	72
	10	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
	du/ac	(2)	(2)	(2)	(2)	(2)	(2)
	(3)	15	24	30	45	60	120
		du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
		(3)	(3)	(3)	(3)	(3)	(3)

224 " after "Density" insert "(1)"

225

226 In the table that begins on 448 after line 8791, on page 448, in the row that states "

Maximum		1.25	5	7.5	10	15	22.5	30	60
---------	--	------	---	-----	----	----	------	----	----

Density		du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
		(10)	(10)	(10)	(10)	(10)	(10)	(10)	(10)
		1.5	6	9	12	18	27	36	72
		du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
		(2)	(2)	(2)	(2)	(2)	(2)	(2)	(2)
			12	18	24	36	54	72	144
			du/ac	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac
			(3)	(3)	(3)	(3)	(3)	(3)	(3)

227 " after "Density" insert "(1)"

228

229 On page 461, line 9014, after "and" insert "temporary"

230

231 On page 465, line 9107, after "and" insert "temporary"

232

233 In the table that begins on 472 after line 9267, on page 472, in the row that states "

Maximum	1.5	6 du/ac	9 du/ac	12 du/ac	18	27 du/ac	36
Density	du/ac	(2)	(2)	(2)	du/ac	(2)	du/ac
	(2)	8 du/	12	16 du/ac	(2)	36 du/ac	(2)
		ac (3)	du/ac	(3)	24	(3)	48
			(3)		du/ac		du/ac
					(3)		(3)

234 " after "Density" insert "(1)"

235

236 On page 487, line 9537, after "and" insert "temporary"

237

238 Beginning on page 554, in the table after line 10918, in the row that states "~~((GENERAL~~
239 ~~SERVICES))~~ PERSONAL SERVICES AND LODGING (K.C.C. 21A.08.050.A.):" strike
240 that row and insert: "~~((GENERAL SERVICES))~~ PERSONAL SERVICES AND
241 TEMPORARY LODGING (K.C.C. 21A.08.050.A.):"

242

243 In the table that begins on 554 after line 10918, on page 556, in the row that states "

((General services uses:)) <u>Personal</u> <u>services and lodging, if not otherwise</u> <u>specified</u>	1 per 300 square feet
--	-----------------------

244 " after "and" insert "temporary"

245

246 On page 563, line 11001, after "and" insert "temporary"

247

248 On page 711, beginning on line 13749, after "20.20.060" strike "~~((for Type Four land use~~
249 ~~decisions))~~" and insert "for Type ~~((Four))~~ 4 land use decisions"

250

251 On page 730, line 14189, after "~~limitations,))~~" strike "RA,"

252

253 On page 732, line 14234, after "and" insert "temporary"

254

255 On page 816, beginning on line 16038, after "division," strike "within three years of
256 January 1, 2025" and insert "on or before January 1, 2028"

257

258 On page 816, beginning on line 16039, after "submitted" strike "before the end of the
259 three years" and insert "on or before January 1, 2028,"
260

261 On page 816, beginning on line 16044, after "application" strike "within three years of
262 January 1, 2025" and insert "on or before January 1, 2028"
263

264 On page 820, line 16132, after "simple" strike "\$22,944.00" and insert "\$34,187.00"
265

266 On page 820, line 16133, after "complex" strike "\$26,925.00" and insert "\$40,118.00"
267

268 On page 820, line 16134, after "lots" strike "\$34,036.00" and insert "\$50,714.00"
269

270 On page 820, line 16135, after "rural" strike "\$26,925.00" and insert "\$40,118.00"
271

272 On page 820, line 16137, after "fee" strike "\$42,174.00" and insert "\$62,839.00"
273

274 On page 820, line 16138, after "lot" strike "\$142.00" and insert "\$212.00"
275

276 On page 820, line 16142, after "subdivision" strike "\$2,417.00" and insert "\$3,601.00"
277

278 On page 820, strike line 16144 and insert "\$9,217.00"
279

280 On page 820, line 16145, after "approval" strike "\$284.00" insert "\$423.00"

281

282 On page 821, line 16152, after "simple" strike "\$7,223.00" and insert "\$10,762.00"

283

284 On page 821, line 16153, after "complex" strike "\$10,068.00" and insert "\$15,001.00"

285

286 On page 821, line 16154, after "lots" strike "\$15,471.00" and insert "\$23,052.00"

287

288 On page 821, line 16155, after "rural" strike "\$10,068.00" and insert "\$15,001.00"

289

290 On page 821, line 16157, after "~~development~~)" strike "\$15,471.00" and insert

291 "\$23,052.00"

292

293 On page 821, line 16160, after "simple" strike "\$996.00" and insert "\$1,484.00"

294

295 On page 821, line 16161, after "complex" strike "\$1,421.00" and insert "\$2,117.00"

296

297 On page 821, line 16162, after "lots" strike "\$2,845.00" and insert "\$4,239.00"

298

299 On page 821, line 16163, after "rural" strike "\$1,421.00" and insert "\$2,117.00"

300

301 On page 821, line 16165, after "~~development~~)" strike "\$2,845.00" and insert "\$4,239.00"

302

303 On page 821, line 16168 after "simple" strike "\$4,835.00" and insert "\$7,204.00"

304

305 On page 821, line 16169, after "complex" strike "\$6,825.00" and insert "\$10,169.00"

306

307 On page 821, line 16170, after "lots" strike "\$10,380.00" and insert "\$15,466.00"

308

309 On page 822, line 16171, after "rural" strike "\$6,825.00" and insert "\$10,169.00"

310

311 On page 822, line 16173, after "~~development~~)" strike "\$12,372.00" and insert

312 "\$18,434.00"

313

314 On page 822, line 16176, after "fee" strike "\$700.00" and insert "\$1,043.00"

315

316 On page 822, line 16177, after "lot" strike "\$168.00" and insert "\$250.00"

317

318 On page 822, line 16178, after "fee" strike "\$9,100.00" and insert "\$13,543.00"

319

320 On page 822, line 16179, after "lot" strike "\$68.00" and insert "\$101.00"

321

322 On page 822, line 16180, after "fee" strike "\$12,500.00" and insert "\$18,593.00"

323

324 On page 822, line 16181, after "lot" strike "\$16.00" and insert "\$24.00"

325

326 On page 822, line 16182, after "change" strike "\$517.00" and insert "\$770.00"

327

328 In Attachment A, page 1-13, line 442, after "Amendments." strike "and" and insert "&"

329

330 In Attachment A, page 1-16, line 615, after "Amendments." strike "and" and insert "&"

331

332 In Attachment A, page 2-3, line 62, after "Housing" strike "and" and insert "&"

333

334 In Attachment A, page 3-22, line 1104, after "Facilities," strike "and" and insert "((~~and~~)) &"

335

336 In Attachment A, on the cover page before 4-1, on the second line, after

337 "**HOUSING**" strike "**&**" and insert

338 "**((~~AND~~)) &**"

339

340 In Attachment A, on the cover page before 7-1, on the third line, after

341 "**SPACE,**" strike "**&**" and insert "**((~~AND~~))**

342 "**&**"

343

344 In Attachment A, page 7-8, line 359, after "Rural" strike "Area((s)) and" and insert "Area((s

345 ~~and~~)) &"

346

347 In Attachment A, page 8-2, line 38, after "Space." strike "and" and insert "&"

348

349 In Attachment A, page 9-2, line 30, after "Facilities." strike "and" and insert "&"

350

351 In Attachment A, on the cover page before 11-1, at the beginning of the second line insert

352 **(((COMMUNITY SERVICE**
353 **AREA)))**

354

355 In Attachment A, page G-2, line 62, after "Rural" strike "Area((s) and" and insert "Area((s

356 and)) &"

357 In Attachment A, page G-4, line 187, after "Rural" strike "Area((s) and" and insert "Area((s

358 and)) &"

359

360 In Attachment A, page G-5, line 218, after "11." strike "Community Service Area"

361

362 In Attachment A, page G-12, line 606, after "Area" strike " and" and insert "((and)) &"

363

364 In Attachment A, page G-18, at the beginning of line 932, after strike " and" and insert

365 "((and)) &"

366

367 In Attachment A, page G-19, line 983, after "Rural" strike "Area((s) and" and insert "Area((s

368 and)) &"

369

370 In Attachment A, page G-19, line 1026, after "Space," strike "and" and insert "((and)) &"

371

372 In Attachment A, page G-21, line 1089, after "Housing" strike "and" and insert "&"
373
374 In Attachment A, page G-23, line 1234, after "Housing" strike "and" and insert "&"
375
376 In Attachment A, page G-24, line 1288, after "Rural" strike "Area((s)) and" and insert "Area((s
377 and)) &"
378
379 In Attachment A, page G-25, line 1345, after "Area" strike "and" and insert "((and)) &"
380
381 In Attachment A, page G-26, line 1356, after "Rural" strike "Area((s)) and" and insert "Area((s
382 and)) &"
383
384 In Attachment B, page A-3, strike line 61 and insert "9: Services, Facilities, & Utilities and this
385 Appendix A. Chapter 9: Services, Facilities, & Utilities "
386
387 In Attachment B, page A-3, line 71 after "Facilities" strike "and" and insert ", &"
388
389 In Attachment B, page A-4, line 118 after "Facilities" strike "and" and insert ", &"
390
391 In Attachment B, page A-11, line 292, after "Chapter" strike "U9" and insert "9"
392
393 In Attachment B, page A-11, line 293, after "Facilities" strike "and" and insert ", &"
394

395 In Attachment J, page 97, line 2556, after "such" insert "actions"

396

397 **EFFECT prepared by E. Auzins:** Makes technical corrections to Striking Amendment
398 S1, including:

- 399 - Engrossing changes made by Ordinance 19857, which established the 2025
400 permit review fees, and Ordinance 19872, which made changes to the permit
401 review process.
- 402 - Clarifying that maximum density applies to dwelling units and not sleeping units,
403 with the same language as applies to base density.
- 404 - Correcting the title of the Personal Services and Temporary Lodging land use
405 table.
- 406 - Corrects a reference to the notice required for TDR receiving sites.
- 407 - Correcting cross references, chapter names, typographical errors, and formatting.

12/9/2024
Industrial Uses
(PO, Att A)

[J. Tracy/E. Auzins]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2023-0440, VERSION 2

3 On page 226, strike lines 4899 through 4903

4

5 Renumber the remaining sections consecutively and correct any internal references
6 accordingly.

7

8 Beginning on page 271, strike lines 5790 through 5791 and insert:

9 "A. (~~General services~~) Personal services and temporary lodging land uses.

((P -Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIA L))					
		A	F	M		RA <u>(31)</u>	UR	<u>R-1</u>	((R1- 8)) <u>R-4</u> -R- 8	R-12 = <u>R-48</u>	N B	CB	RB	O	I
SIC#	SPECIFIC LAND USE														
	PERSONAL SERVICES:														

((72	General Personal Service						<u>C25</u> <u>C37</u>	<u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P3</u>	<u>P3</u>)
*	Sports Club (8)			<u>C3</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C</u>	<u>P</u>	<u>P</u>		
*	Specialized Instruction School	<u>P1</u> 8		<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P17</u>	<u>P</u> 38
7231 7241	Beauty and Barber Shops						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7251	Shoe Repair Shops						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7211 7213 7215 7219	Laundry, Cleaning, and Garment Services						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7212	Drycleaner and Garment Pressing						<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7216	Drycleaning Plants												<u>P</u>
7217	Carpet and Upholstery Cleaning								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7218	Industrial Lauderers												<u>P</u>
7261	Funeral Home/Cremat ory				<u>C4</u>	<u>C4</u>	<u>C4</u>	<u>C4</u>		<u>P</u>	<u>P</u>		

*	Cemetery, Columbarium or Mausoleum (5)				P24 C((5 and 31))	P24 C((5)	<u>P24</u> <u>C</u>	P24 C((5)	P24 C((5))	P2 4	P24	P24 C((5)	P24	
*	((Day Care)) <u>Daycare I and II</u>	P((6)) <u>40</u>			P((6)) <u>3</u> <u>2</u>	P((6))	<u>P</u>	P((6))	P	P	P	P	P((7)	P((7))
((Day Care II				P8 €	P8 €		P8 €	P8 €	P	P	P	P7	P7
074	Veterinary Clinic	P9			P9 €10 and 31	P9 €10				P1 0	P10	P10		P))
753	Automotive Repair (1)									P1 1	P	P		P
754	Automotive Service									P1 1	P	P		P
76	Miscellaneous Repair (44)				P32	P32	<u>P32</u>	P32	P32	P3 2	P	P		P
((866)) *	((Church, Synagogue, Temple)) <u>Religious Facility</u>				P12 C27 ((and 31))	P12 C	<u>P12</u> <u>C</u>	P12 C	P12 C	P	P	P	P	
((83	Social Services (2)				P12 P13 €31	P12 P13 €		P12 P13 €	P12 P13 €	P	P	P	P))	
<u>074</u>	<u>Veterinary Clinic</u>	<u>P9</u>			<u>P9</u> <u>C10</u>	<u>P9</u> <u>C10</u>				<u>P1</u> <u>0</u>	<u>P10</u>	<u>P10</u>		<u>P</u>

0752	Animal ((s))Specialty ((s))Services				C P35 P36	C				P	P	P	P	P
((s))	Stable	P1 4 €			P14 €34	P14 €		P14 €))						
*	Commercial Kennel or Commercial Cattery	P4 2			C43	C43				C43	P43			
*	Dog Training Facility	C3 4			C34	C34			P	P	P		P	
z	Theatrical Production Services									P30	P28			
<u>7221</u>	<u>Portrait</u> <u>Photographic</u> <u>Studios</u>							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
*	Artist Studios				P28	P28	<u>P28</u>	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	<u>P21</u>	P21	P21	P2	P22	P	P21	P
((s))	Dog training facility	C3 4			C34	C34				P	P	P		P
	HEALTH SERVICES:													
801-04	Office/Outpati ent Clinic				P12 C13a	P12 C13a		P12 C13a C37	P12 C13a C37	P	P	P	P	P

805	Nursing and Personal Care Facilities							€		P	P		
806	Hospital						€13a	€13a		P	P	€	
807	Medical/Denta l Lab									P	P	P	P
808-09	Miscellaneous Health									P	P	P))	
	<u>TEMPORAR Y LODGING:</u>												
<u>7011</u>	<u>Hotel/Motel</u> <u>(14)</u>									<u>P</u>	<u>P</u>	<u>P</u>	
<u>*</u>	<u>Bed and</u> <u>Breakfast</u> <u>Guesthouse</u>	<u>P1</u> <u>5</u>			<u>P15</u>	<u>P15</u>	<u>P15</u>	<u>P15</u>	<u>P15</u>	<u>P1</u> <u>5</u>	<u>P16</u>	<u>P16</u>	
<u>7041</u>	<u>Organization</u> <u>Hotel/Lodging</u> <u>Houses</u>					<u>P23</u>						<u>P</u>	
	<u>((EDUCATIO N SERVICES:</u>												
<u>±</u>	<u>Elementary</u> <u>School</u>				<u>P39</u> <u>P40</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P16</u> <u>P40</u>	<u>P16</u> <u>P40</u>	<u>P16</u> <u>P40</u>
<u>±</u>	<u>Middle/Junior</u> <u>High School</u>				<u>P40</u> <u>€39</u> <u>and 31</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P16</u> <u>€40</u>	<u>P16</u> <u>€40</u>	<u>P16</u> <u>€40</u>
<u>±</u>	<u>Secondary or</u> <u>High School</u>				<u>€39</u> <u>and 31</u> <u>€41</u> <u>and 31</u>	<u>P26</u>		<u>P26</u>	<u>P26</u>		<u>P16</u> <u>€15</u>	<u>P16</u> <u>€15</u>	<u>P16</u>

*	Vocational School				P13a C		P13a C	P13a C			P15	P17	P
*	Specialized Instruction School		P1 8	P19 C20 and 31	P19 C20		P19 C20	P19 C20	P	P	P	P17	P
*	School District Support Facility				P23 C		P23 C	P23 C	C1 5	P15	P15	P15	P15)

10 B. Development conditions."

11

12 On page 284, strike lines 5978 through 5981 and insert:

13 "30. Adult use facilities shall be prohibited within six hundred sixty feet of any
 14 rural area and residential zones, any other adult use facility, school, licensed daycare
 15 centers, parks, community centers, public libraries or ((churches)) religious facilities that
 16 conduct religious or educational classes for minors."

17

18 On page 293, strike lines 6144 through 6145 and insert:

19 "A. ((Government/b))Business services land uses.

((P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RU RA L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL))				
SIC#	SPECIFIC LAND USE	A	F	M	RA (12 1	UR	<u>R-1</u>	((R 1- 8)) <u>R-4</u> = <u>R-8</u>	R- 12 = R- 48	NB	CB	RB	O	I (13 0)) <u>19</u>

	((GOVERNMENT SERVICES:													
*	Public agency or utility office				P3 C5	P3 C5		P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27		P27	P27			P		P
*	Public agency archives											P	P	P
921	Court										P4	P	P	
9221	Police Facility				P7	P7		P7	P7	P7	P	P	P	P
9224	Fire Facility				C6 and 33	C6		C6	C6	P	P	P	P	P
*	Utility Facility	P2 9 C2 &	P2 9 C2 &	P2 9C 28 & and 33	P29 C2 & and 33	P29 C28 &		P29 C2 &	P29 C28 &	P	P	P	P	P
*	Commuter Parking Lot				C3 P19	C P19		C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8		P8	P8	P8	P8	P8	P8	P8
*	Vector Waste Receiving Facility	P	P	P	P18	P18		P18	P18	P31	P31	P31	P31	P))
	BUSINESS SERVICES:													
*	Construction and Trade				P((34))20							P	P((9)21	P
*	Individual Transportation and Taxi										P((25)10	P	P1((0))	P

421	Trucking and Courier Service										P((4+))22	P((4+2))2 3	P((4+3))2 4	P
*	Warehousing, (((4+))25) and Wholesale Trade													P
*	Self-service Storage (14)									((P+4)) 4)	P((3+7))1 5	P	P	P
4221	Farm Product													P
4222	Warehousing, Refrigeration, and Storage (((38))16)													
*	Log Storage (((38))16)		P		P26 (((3+4))33))									P
47	Transportation Service													P((3+9))2 7
473	Freight and Cargo Service											P	P	P
472	Passenger Transportation Service									P	P	P		
48	Communication Offices											P	P	P
482	Telegraph and other Communications									P	P	P	P	
*	General Business Service								P	P	P	P		P((4+6))2

*	Professional Office									P	P	P	P	P((4 6)) <u>2</u>	
7312	Outdoor Advertising Service											P	P((4 7)) <u>3</u>	P	
735	Miscellaneous Equipment Rental										P((47)) <u>3</u>	P	P((4 7)) <u>3</u>	P	
751	Automotive Rental and Leasing										P	P		P	
752	Automotive Parking									P((2 θ)) <u>5</u> a	P((2θ)) <u>5b</u>	P((2 4)) <u>6</u>	P((2 θ)) <u>5</u> a	P	
*	Off-Street Required Parking Lot (11)				P((32))	P((32))	<u>P</u>	P((32))	P((3 2))	P((3 2))	P((32))	P((3 2))	P((3 2))	P((3 2))	
7941	Professional Sport Teams/Promoters											P	P		
873	Research, Development, and Testing											P <u>28</u>	P <u>28</u>	P <u>28</u>	
*	Heavy Equipment and Truck Repair													P	
	ACCESSORY USES:														
*	Commercial/Industrial Accessory Uses				P((44)) <u>18</u>	P((22)) <u>7</u>					P((2 2)) <u>7</u>	P((22) <u>7</u>	P((4 4)) <u>18</u>	P((4 4)) <u>18</u>	P((4 4)) <u>18</u>
					P((44)) <u>18</u>						P((4 4)) <u>18</u>	P((44) <u>18</u>			
*	Helistop				((4 θ)) <u>17</u>	C((23) <u>8</u>	<u>C8</u>	C((23)) <u>8</u>	C((23)) <u>8</u>	C((2 3)) <u>8</u>	C((23) <u>8</u>	C((2 4)) <u>9</u>	C((23)) <u>8</u>	C((24)) <u>9</u>	

20

B. Development conditions."

21

22 On page 302, strike lines 6268 through 6269 and insert:

23 ~~"((38.))~~ 16. If the farm product warehousing, refrigeration, and storage, or log
24 storage, is associated with ((agriculture)) agricultural activities it will be reviewed in
25 accordance"

26

27 On page 302, after line 6285, insert:

28 "20. Limited to landscape and horticultural services (SIC 078) that are accessory
29 to a retail nursery, garden center and farm supply store. Construction equipment for the
30 accessory use shall not be stored on the premises.

31 21. No outdoor storage of materials.

32 22. Limited to self-service household moving truck or trailer rental accessory to
33 a gasoline service station.

34 23. Limited to self-service household moving truck or trailer rental accessory to
35 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

36 24. Limited to SIC Industry No. 4215-Courier Services, except by air.

37 25. Except self-service storage.

38 26. Limited to two acres or less.

39 27. Excluding fossil fuel facilities.

40 28. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
41 Educational Research, see general business service/office."

42

43 Beginning on page 316, strike lines 6514 through 6515 and insert:

"A. Manufacturing land uses.

((P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL				COMMERCIAL/INDUSTRIAL)				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	<u>R-</u> <u>1</u>	((R1- 8)) <u>R-4</u> - R- <u>8</u>	<u>R-</u> <u>12</u> <u>=</u> <u>R-</u> <u>48</u>	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)									P2	P2	P2		P2
*	Winery/Brewery /Distillery Facility I				P32									
*	Winery/Brewery /Distillery Facility II	P3			P3 C30					P17	P17	P29		P31
	Winery/Brewery /Distillery Facility III	C12			C12					C29	C29	C29		C31
*	Materials Processing Facility		P13 C	P14 C15	P16 C									P
22	Textile Mill Products													C
23	Apparel and other Textile Products											C		P
24	Wood Products, except furniture	P4 P18	P4 P18 ((€\$))		P4 P18 C((€\$))	P4						C6		P
25	Furniture and Fixtures		P19		P19							C		P
26	Paper and Allied Products													C
27	Printing and Publishing									P7	P7	P7 C	P7 C	P

*	((Marijuana)) Cannabis Processor I	P20			P27						P21 C22	P21 C22		<u>P25</u> <u>C26</u>
*	((Marijuana)) Cannabis Processor II										P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products													C
(29 44)) *	Petroleum Refining and Related Industries													C
30	Rubber and Misc. Plastics Products													C
31	Leather and Leather Goods											C		<u>P33</u> <u>C</u>
32	Stone, Clay, Glass, and Concrete Products										P((6)) 9	P9		P
33	Primary Metal Industries													C
34	Fabricated Metal Products													P
35	Industrial and Commercial Machinery													P
351- 55	Heavy Machinery and Equipment													C
357	Computer and Office Equipment											C	C	P
36	Electronic and other Electric Equipment											C		P

371	<u>Motor Vehicles and Motor Vehicle Equipment</u>													C	
374	Railroad Equipment													C	
375	<u>Motorcycles, Bicycles, and Parts</u>													P34 C	
376	Guided Missile and Space Vehicle Parts													C	
379	Miscellaneous Transportation Vehicles													C	
38	Measuring and Controlling Instruments												C	C	P
39	Miscellaneous Light Manufacturing												C		P
((*	Motor Vehicle and Bicycle Manufacturing														€))
*	Aircraft, Ship, and Boat Building														P10 C
7534	Tire Retreading												C		P
781- 82	Movie Production/Distribution												P		P

45 B. Development conditions."

46

47 On page 319, strike lines 6516 through 6518 and insert:

48 "1. Repealed."

49

50 On page 323, strike lines 6589 through 6592 and insert:

51 "5. ((~~Limited to SIC Industry Group No. 242 Sawmills and SIC Industry No.~~
 52 ~~2431 Millwork. For RA zoned sites, if using lumber or timber grown off site, the~~
 53 ~~minimum site area is four and one-half acres)) Repealed."~~

54

55 Beginning on page 338, strike lines 6944 through 7027

56

57 Beginning on page 368, strike lines 7569 through 7570 and insert:

58 "A. Regional land uses.

(P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL))				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	<u>R-1</u>	(R-12 = R-48 = R-8)	<u>R-12</u>	NB	CB	RB	O	I (15)
*	Jail						<u>S</u>	S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S								
*	Work Release Facility				S19	S19	<u>S</u>	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S						S		P
*	Public Agency Training Facility		S		S3						S3	S3	S3	C4

*	Hydroelectric Generation Facility		C14 S14b		C14 S14 b	C14 S14 b	<u>C14</u> S14 b	C14 S14 b						
*	Nonhydroelectric Generation Facility	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	<u>C12</u> S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	P12 S29
*	Renewable Energy Generation Facility	C28	C28	C	C	C	<u>C</u>	C	C	C	C	C	C	C
*	Fossil Fuel Facility													S27
*	Battery Energy Storage System (30)		S	P	P	P	<u>C</u>	C	C	P	P	P	P	P
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	<u>C6c</u> S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	<u>C6a</u> S	C6a S	C6a S	P6b C	P	P	P	P
*	Energy Resource Recovery Facility		S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S									C
*	Landfill		S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	<u>S</u>	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	<u>S</u>	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	<u>S</u>	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	<u>S</u>	S	S	S	S	S	S	S
*	Search and Rescue Facility				C31 S31									
*	Regional Transit Authority Facility						<u>P25</u>	((P2 5))						
*	Rural Public				C23									P

	Infrastructure Maintenance Facility													
*	Transit Bus Base						<u>S</u>	S	S	S	S	S	S	P
*	Transit Comfort Facility				P26		<u>P26</u>	P26	P26	P26	P26	P26	P26	P26
*	School Bus Base				C5 S20	C5 S	<u>C5</u> <u>S</u>	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	<u>S8</u>	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility													P
*	County Fairgrounds Facility				P21 S22									
*	Fairground										S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	<u>S</u>	S	S		S	S		
7941	Stadium/Arena											S		S
((8221	College/University(P10	P10		P10	P10		P10	P10	P10	P	P	P	P))
-8222	+))				C11	C11		C11	C11	C11				
					S18	S18		S	S	S				
*	Zoo Animal Breeding Facility	P16	P16		P16									

59 B. Development conditions."

60

61 Beginning on page 377, strike lines 7712 through 7759 and insert:

62 "27.a. Required for all new, modified, or expanded fossil fuel facilities.

63 Modification or expansion includes, but is not limited to:

64 (1) new uses or fuel types within existing facilities;

65 (2) changes to the type of refining, manufacturing, or processing;

66 (3) changes in the methods or volumes of storage or transport of raw
67 materials or processed products;

68 (4) changes in the location of the facilities on-site;

69 (5) replacement of existing facilities;

70 (6) increases in power or water demands; or

71 (7) increases in production capacity.

72 b. Before filing an application with the department, the applicant shall hold a
73 community meeting in accordance with K.C.C. 20.20.035.

74 c. As part of permit application submittal for new, modified, or expanded fossil
75 fuel facilities, the applicant shall submit the following documentation:

76 (1) an inventory of similar existing facilities in King County and neighboring
77 counties, including their locations and capacities;

78 (2) a forecast of the future needs for the facility;

79 (3) an ~~((analysis of the potential social and economic impacts and benefits to~~
80 ~~jurisdictions and local communities receiving or surrounding the facility))~~ equity impact
81 review of the proposal using tools developed by the office of equity and racial and social
82 justice. Until the tools have been developed and made publicly available by the office,
83 the equity impact review is not required. The results from the equity impact review shall
84 be used to assess equity impacts and opportunities during county permit review and may
85 be used to inform determinations of project approval;

86 (4) an analysis of alternatives to the facility, including location, conservation,
87 demand management and other strategies;

88 (5) an analysis of economic and environmental impacts, including mitigation,
89 of any similar existing facilities and of any new site(~~(s)~~) or sites under consideration as
90 an alternative to expansion of an existing facility;

91 (6) an extensive public involvement strategy that strives to effectively engage
92 a wide range of racial, ethnic, cultural, and socioeconomic groups, including
93 communities that are the most impacted;

94 (7) considered evaluation of any applicable prior review conducted by a
95 public agency, local government, or (~~stakeholder group~~) interested party; and

96 (8) a greenhouse gas impact analysis prepared by the applicant , the results of
97 which shall be used to identify and mitigate the impacts of such facilities.

98 d. As part of permit application submittal, the applicant shall demonstrate
99 financial responsibility meeting the requirements of K.C.C. chapter 21A.49. The
100 financial responsibility shall be reviewed as part of the facility's periodic review under
101 K.C.C. 21A.22.050.

102 e. New, modified or expanded fossil fuel facilities shall:

103 (1) not be located within one thousand feet from any schools, medical care
104 facilities, or places of assembly that have occupancies of greater than one thousand
105 persons;

106 (2) not be located within two hundred fifty feet from a regulated wetland or
107 aquatic area, except when a larger buffer is required under K.C.C. chapter 21A.24, the
108 buffer in K.C.C. chapter 21A.24 shall apply;

109 (3) maintain an interior setback of at least two hundred feet;

110 (4) store fossil fuels completely within enclosed structures, tanks, or similar
111 facilities;

112 (5) be accessed directly to and from an arterial roadway; and

113 (6) comply with all applicable regulations in K.C.C. chapter 21A.22.

114 f. Proposals shall only be approved when the following conditions are met:

115 (1) the proposed facility can confine or mitigate all operational impacts;

116 (2) the facility can adequately mitigate conflicts with adjacent land uses;

117 (3) the full scope of environmental impacts, including life cycle greenhouse

118 gas emissions and public health, have been evaluated and appropriately conditioned or

119 mitigated as necessary, consistent with the County's substantive State Environmental

120 Policy Act authority;

121 (4) the applicant can comply with applicable federal and state regulations,

122 including the Clean Water Act, Clean Air Act, and Endangered Species Act;

123 (5) the applicant has demonstrated early, meaningful, and robust consultation

124 with Indian tribes, the public, and surrounding property owners to assess impacts to

125 Indian tribal treaty-protected cultural and fisheries resources; and

126 (6) risks to public health and public safety can be mitigated."

127

128 Beginning on page 400, strike lines 8108 through 8109 and insert:

129 "0.50 rounded down.

LAND USE	White Center Unincorporated Activity Center	Within ½ Mile Walkshed or High- Capacity of Frequent	Other Areas of North Highline
-----------------	--	---	--

		Transit Stop as Mapped by the Metro Transit Department	
RESIDENTIAL (K.C.C. 21A.08.030.A.):			
Inclusionary housing development (K.C.C. chapter 21A.48)	No minimum required	0.5 per dwelling unit	0.8 per dwelling unit
Single detached residence	No minimum required	1.0 per dwelling unit	2.0 per dwelling unit
Duplex, houseplex, or townhouse	No minimum required	1.0 per dwelling unit	1.5 per dwelling unit
Apartment:			
Studio units	No minimum required	0.7 per dwelling unit	1.2 per dwelling unit
One or more bedroom units	No minimum required	1.0 per dwelling unit	1.5 per dwelling unit
Manufactured home community	No minimum required	1.0 per dwelling unit	2.0 per dwelling unit
Cottage housing	No minimum required	0.8 per dwelling unit	1 per dwelling unit
Congregate residence	No minimum required	0.3 per dwelling or sleeping units	1 per two bedrooms
Senior assisted housing	No minimum required	1.0 per 4 dwelling or sleeping units	1 per 2 dwelling or sleeping units
RECREATIONAL AND CULTURAL (K.C.C. 21A.08.040.A.):			
Recreation use, if not otherwise specified	(director)	(director)	(director)

Cultural uses, if not otherwise specified	1 per 400 square feet	1 per 300 square feet	1 per 300 square feet
Golf course facility	3 per hole, plus 1 per 400 square feet of club house facilities	3 per hole, plus 1 per 300 square feet of club house facilities	3 per hole, plus 1 per 300 square feet of club house facilities
Golf driving range	.75 per tee	1 per tee	1 per tee
Tennis club	3 per tennis court plus 1 per 500 square feet of clubhouse facility	4 per tennis court plus 1 per 500 square feet of clubhouse facility	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Theater	1 per 5 fixed seats	1 per 4 fixed seats	1 per 3 fixed seats
Bowling center	3 per lane	4 per lane	5 per lane
Paintball range	(director)	(director)	(director)
Conference center	Greater of 1 per 5 fixed seats plus 1 per 75 square feet used for assembly purposes without fixed seats, or 1 per lodging room	Greater of 1 per 3 fixed seats plus 1 per 60 square feet used for assembly purposes without fixed seats, or 1 per lodging room	Greater of 1 per 3 fixed seats plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per lodging bedroom, whichever results in the greater number of spaces.
HEALTH CARE SERVICES AND RESIDENTIAL CARE SERVICES (subsection A. of section 162 of this ordinance):			

Health care and residential care services, if not otherwise specified	1 per 400 square feet of office, labs, examination, or patient room	1 per 300 square feet of office, labs, examination, or patient room	1 per 300 square feet of office, labs, examination, or patient room
Hospital	1 per bed	1 per bed	1 per bed
Nursing and personal care facility	1 per 4 beds	1 per 4 beds	1 per 4 beds
Adult family home	2 per home	2 per home	2 per home
Community residential facilities	1 per 3 bedrooms	1 per 2 bedrooms	1 per 2 bedrooms
Permanent supportive housing	1 per 2 employees plus 1 per 20 dwelling units	1 per 2 employees plus 1 per 20 dwelling units	1 per 2 employees plus 1 per 20 dwelling units
Recuperative housing	1 per 2 employees plus 1 per 10 sleeping unit	1 per 2 employees plus 1 per 10 sleeping unit	1 per 2 employees plus 1 per 10 sleeping unit
Emergency supportive housing	1 per 2 employees plus 1 per 20 sleeping unit	1 per 2 employees plus 1 per 20 sleeping unit	1 per 2 employees plus 1 per 20 sleeping unit
Microshelter villages	1 per 2 employees plus 1 per 20 microshelters	1 per 2 employees plus 1 per 20 microshelters	1 per 2 employees plus 1 per 20 microshelters
PERSONAL SERVICE AND TEMPORARY LODGING (K.C.C. 21A.08.050.A.):			
Personal service and temporary lodging uses,	No minimum required	1 per 400 square feet	1 per 300 square feet

if not otherwise specified			
Specialized instruction Schools	1 per classroom, plus 1 per 3 students	1 per classroom, plus 1 per 2 students	1 per classroom, plus 1 per 2 students
Funeral home/crematory	1 per 65 square feet of chapel area	1 per 50 square feet of chapel area	1 per 50 square feet of chapel area
Daycare I	2 per facility	2 per facility	2 per facility
Daycare II	1.5 per facility, plus 1 space for each 25 children	2 per facility, plus 1 space for each 20 children	2 per facility, plus 1 space for each 20 children
Religious facility	1 per 100 square feet of gross floor area	1 per 75 square feet of gross floor area	1 per 60 square feet of gross floor area
Veterinary clinic	1 per 400 square feet of office, labs, and examination rooms	1 per 300 square feet of office, labs, and examination rooms	1 per 300 square feet of office, labs, and examination rooms
Artist studios	0.7 per 1,000 square feet of area used for studios	0.8 per 1,000 square feet of area used for studios	0.9 per 1,000 square feet of area used for studios
Hotel/motel	0.8 per room	0.9 per room	1 per room
Bed and breakfast guesthouse	1 per guest room	1 per guest room, plus 1 per facility	1 per guest room, plus 2 per facility
Organizational hotel/lodging	0.8 per room	0.9 per room	1 per room
GOVERNMENT AND EDUCATION (subsection A. of section 164 of this ordinance):			

Government uses, if not otherwise specified	1 per 400 square feet	1 per 300 square feet	1 per 300 square feet
Public agency or utility yard	1 per 400 square feet of offices, plus 0.7 per 1,000 square feet of indoor storage or repair areas	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	0.7 per 1,000 square feet of storage area, plus 1 per 60 square feet of waiting/reviewing areas	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Court	2 per courtroom, plus 1 per 60 square feet of fixed seat or assembly areas	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)	(director)	(director)
Fire facility	(director)	(director)	(director)
Elementary schools	1 per classroom, plus 1 per 60 students	1 per classroom, plus 1 per 50 students	1 per classroom, plus 1 per 50 students
Middle/junior high schools	1 per classroom, plus 1 per 60 students	1 per classroom, plus 1 per 50 students	1 per classroom, plus 1 per 50 students
Secondary or high schools	1 per classroom, plus 1 per 12 students	1 per classroom, plus 1 per 10 students	1 per classroom, plus 1 per 10 students

Secondary or high schools with stadiums	Greater of 1 per classroom plus 1 per 12 students, or 1 per 4 fixed seats in stadium	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium	Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per 7 students	1 per classroom, plus 1 per 5 students	1 per classroom, plus 1 per 5 students
BUSINESS SERVICES (K.C.C. 21A.08.060.A.):			
Business services uses, if not otherwise specified	1 per 400 square feet	1 per 350 square feet	1 per 300 square feet
Self-service storage	1 per 5,500 square feet of storage area, plus 1 for any resident manager's unit	1 per 4,500 square feet of storage area, plus 1 for any resident manager's unit	1 per 3,500 square feet of storage area, plus 2 for any resident manager's unit
Outdoor advertising services	1 per 400 square feet of office, plus 0.7 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Office	1 per 400 square feet	1 per 350 square feet	1 per 300 square feet
Construction and trade	1 per 1,000 square feet of office, plus 1 per 3,000 square feet of storage area	1 per 750 square feet of office, plus 1 per 3,000 square feet of storage area	1 per 500 square feet of office, plus 1 per 3,000 square feet of storage area

Warehousing and wholesale trade	1 per 400 square feet of office, plus 0.5 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.6 per 1,000 square feet of storage area	1 per 300 square feet of office, plus 0.7 per 1,000 square feet of storage area
Heavy equipment repair	1 per 400 square feet of office, plus 0.7 per 1,000 square feet of indoor repair areas	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas
RETAIL (K.C.C. 21A.08.070.A.):			
Retail uses, if not otherwise specified	No minimum required	1 per 500 square feet	1 per 300 square feet
Food stores (retail area 1,000 sf or larger)	3 plus 1 per 700 square feet	3 plus 1 per 500 square feet	3 plus 1 per 350 square feet
Food stores (retail area less than 1,000 sf)	No minimum required	No minimum required	1 per 100 square feet in dining or lounge areas
Restaurants (dining or lounge areas 1,000 sf or larger)	No minimum required	1 per 300 square feet in dining or lounge areas	1 per 100 square feet in dining or lounge areas
Restaurants (dining or lounge areas less than 1,000 sf)	No minimum required	No minimum required	1 per 100 square feet in dining or lounge areas
Remote tasting rooms	No minimum required	1 per 400 square feet of tasting and retail areas	1 per 300 square feet of tasting and retail areas

Gasoline service stations	3 per facility, plus .75 per service bay	3 per facility, plus 1 per service bay	3 per facility, plus 1 per service bay
MANUFACTURING (K.C.C. 21A.08.080.A.):			
Manufacturing uses, if not specified elsewhere	0.5 per 1,000 square feet	0.7 per 1,000 square feet	0.9 per 1,000 square feet
Winery/brewery/distillery facility II and III	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas
RESOURCES (K.C.C. 21A.08.090.A.):			
Resource uses	(director)	(director)	(director)
REGIONAL (K.C.C. 21A.08.100.A.):			
Regional uses	(director)	(director)	(director)

130 B. Off-street parking shall comply with the requirements in K.C.C. chapter"

131

132 On page 433, line 8542, after "15." strike "Industrial" and insert "Manufacturing"

133

134 On page 461, strike lines 9032 and 9033 and insert:

135 (17) hotel/motel;

136 (18) bed and breakfast guesthouse;

137 (19) industrial launderers;

138 (20) drycleaning plants; and

139 (21) theatrical production services;"

140

141 On page 464, line 9082, after "8." strike "Industrial" and insert "Manufacturing"

142

143 On page 466, strike line lines 9151 through 9153 and insert:

144 "(12) construction and trade;

145 (13) warehousing and wholesale trade;

146 (14) log storage;

147 (15) transportation service;

148 (16) trucking and courier service;

149 (17) freight and cargo service;

150 (18) miscellaneous equipment rental;

151 (19) research, development, and testing;

152 (20) heavy equipment and truck repair;

153 (21) commercial/industrial accessory uses (administrative offices, employee

154 exercise and food service facilities, storage of agricultural raw materials or products

155 manufactured on-site, owner/caretaker residence, grounds maintenance); and"

156

157 On page 467, line 9168, after "7." strike "Industrial" and insert "Manufacturing"

158

159 On page 467, beginning on line 9170, strike lines 9170 through 9203 and insert:

160 "(1) food and kindred products;

161 (2) winery/brewery/distillery facility II;

162 (3) winery/brewery/distillery facility III;

- 163 (4) materials processing facility;
- 164 (5) textile mill products;
- 165 (6) apparel and other textile products;
- 166 (7) wood products, except furniture;
- 167 (8) furniture and fixtures;
- 168 (9) paper and allied products, limited to ten thousand square feet;
- 169 (10) printing and publishing;
- 170 (11) cannabis processor ii;
- 171 (12) leather and leather goods, limited to ten thousand square feet;;
- 172 (13) stone, clay, glass, and concrete products, limited to ten thousand square
- 173 feet;
- 174 (14) fabricated metal products;
- 175 (15) industrial and commercial machinery;
- 176 (16) computer and office equipment;
- 177 (17) electronic and other electric equipment;
- 178 (18) measuring and controlling instruments;
- 179 (19) miscellaneous light manufacturing; and
- 180 (20) aircraft, ship, and boat building, limited to small boats under 30 feet
- 181 length;"

182

183 On page 497, on line 9729, after "K.C.C. 21A.14.280" strike ", as amended by this

184 ordinance,"

185

186 Beginning on page 497, strike lines 9732 through 9779

187

188 Renumber the remaining sections consecutively and correct any internal references

189 accordingly.

190

191 Beginning on page 505, in the table after line 9885, strike the rows that state:

192 "

Minimum Street Setback (4)	10 ft	10 ft	10 ft	50 ft
Minimum Interior Setback	0 ft 10 ft (5b) 20 ft (5a)	0 ft 20 ft (5a)	0 ft 20 ft (5a)	0 ft 50 ft (5a)
Base Height	35 ft	35 ft	45 ft	40 ft
Maximum Height (11)	45 ft	60 ft	65 ft	
Maximum Height for Nonresidential Structures (11)	75 ft (8)	75 ft (8)	75 ft (8)	40 ft
Maximum Floor Area Ratio for Mixed-Use	2/1	3.5/1	4/1	
Maximum Floor Area Ratio for Nonresidential	1/1	1.5/1	2.5/1	1/1 (12)
Maximum Impervious Surface (9)	85%	85%	75%	70% (12)

193 "

194 and insert:

195 "

Minimum Street Setback (4)	10 ft	10 ft	10 ft	(12)
Minimum Interior Setback	0 ft 10 ft (5b) 20 ft (5a)	0 ft 20 ft (5a)	0 ft 20 ft (5a)	(12)
Base Height	35 ft	35 ft	45 ft	(12)
Maximum Height (11)	45 ft	60 ft	65 ft	
Maximum Height for Nonresidential Structures (11)	75 ft (8)	75 ft (8)	75 ft (8)	(12)
Maximum Floor Area Ratio for Mixed-Use	2/1	3.5/1	4/1	(12)
Maximum Floor Area Ratio for Nonresidential	1/1	1.5/1	2.5/1	(12)
Maximum Impervious Surface (9)	85%	85%	75%	(12)

196 "

197

198 On page 507, strike lines 9918 through 9921 and insert:

199 "12. See K.C.C. 21A.14.280, as recodified by this ordinance."

200

201 On page 538, at the beginning of line 10598, strike "~~((manufacturing))~~ industrial" and

202 insert "manufacturing"

203

204 Beginning on page 544, strike lines 10741 through 10742 and insert:

205 "~~reviews conducted in accordance with K.C.C. 21A.42.300.))~~

<u>Type</u>	<u>Land Uses in K.C.C. chapter 21A.08</u>
<u>Residential – Attached Housing</u>	<u>1. Townhouses</u> <u>2. Apartments</u> <u>3 Senior assisted housing</u> <u>4. Congregate residence</u> <u>5. Manufactured home communities</u> <u>6. Residential care services uses in section 162 of this ordinance, except adult family homes, community residential facilities I, microshelter villages, and safe parking uses</u>
<u>Residential – Detached Housing</u>	<u>1. Single detached residences, including residential subdivisions and short subdivisions</u> <u>2. Duplexes</u> <u>3. Houseplexes</u> <u>4. Cottage housing</u> <u>5. Adult family homes</u> <u>6. Community residential facilities I</u>
<u>Commercial</u>	<u>1. Amusement/entertainment uses in K.C.C. 21A.08.040</u> <u>2. Health care services in section 162 of this ordinance, except hospitals</u> <u>3. K.C.C. 21A.08.050 except interim recycling centers, daycare I and II, religious facilities, and miscellaneous repair as allowed in the A and RA zones</u> <u>4. Professional office</u>

	<p><u>5. General business service</u></p> <p><u>6. Retail uses in K.C.C. 21A.08.070, except forest product sales and agricultural product sales as allowed in the A, F, and RA zones and building materials and hardware stores as allowed in the A zones</u></p>
<u>Industrial</u>	<p><u>1. Manufacturing uses in K.C.C. 21A.08.080, except food and kindred products as allowed in the A and F zones</u></p> <p><u>2. Business services land uses in K.C.C. 21A.060, except farm product warehousing, refrigeration, and storage as allowed in the A zones;</u></p> <p><u>2. Recycling centers</u></p> <p><u>3. K.C.C. 21A.08.060, except professional office, general business service, and farm product warehousing, refrigeration, and storage as allowed in the A zones</u></p> <p><u>4. K.C.C. 21A.08.090 as mineral extraction and processing</u></p>
<u>Institutional</u>	<p><u>1. Cultural uses in K.C.C. 21A.08.040, except arboretums</u></p> <p><u>2. Government and educational uses in section 164 of this ordinance, except utility facility</u></p> <p><u>3. Religious facilities</u></p> <p><u>4. Search and rescue facilities</u></p> <p><u>5. Hospitals</u></p>
<u>Utility</u>	<p><u>1. Utility facilities</u></p>

	2. <u>Battery energy storage systems in K.C.C. 21A.08.100 as, except those defined as accessory uses under K.C.C. 21A.06.015, 21A.06.020, or 21A.06.025</u>
<u>Other Uses</u>	<u>Uses in K.C.C. chapter 21A.08 that are not listed in this section shall not be subject to landscaping and tree retention requirements except as determined through the applicable review of a conditional use permit, special use permit, or by the agricultural technical review committee in accordance with K.C.C. 21A.42.300.</u>

206

SECTION 255. Ordinance 10870, Section 390, as amended, and K.C.C."

207

208

Beginning on page 554, strike lines 10918 through 10919 and insert:

209

"4. Minimum Required Parking Spaces.

LAND USE	MINIMUM PARKING SPACES REQUIRED
RESIDENTIAL (K.C.C. 21A.08.030.A₂):	
<u>Any residential use within a 1/2 mile walkshed of a high-capacity or frequent transit stop as mapped by the Metro Transit Department</u>	<u>1.2 per dwelling unit or the minimum required for the use, whichever is lower</u>
<u>Inclusionary housing (K.C.C. chapter 21A.48)</u>	<u>Per K.C.C. 21A.48.050</u>
Single detached <u>residence</u> /Townhouse	2.0 per dwelling unit
<u>Duplex or Houseplex</u>	<u>1.5 per dwelling unit</u>
Apartment:	
Studio units	1.2 per dwelling unit

One bedroom units	1.5 per dwelling unit
Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
((Mobile)) <u>Manufactured home</u> ((park)) <u>community</u>	2.0 per dwelling unit
Senior ((citizen)) <u>assisted housing</u>	1 per 2 dwelling or sleeping units
((Community residential facilities	1 per two bedrooms))
((Dormitory, including religious)) <u>Congregate residence</u>	1 per ((two bedrooms)) <u>2 dwelling or sleeping units</u>
((Hotel/Motel including <u>organizational hotel/lodging</u>	1 per bedroom
<u>Bed and breakfast guesthouse</u>	<u>1 per guest room, plus 2 per facility))</u>
<u>Cottage housing</u>	1 per dwelling unit
<u>HEALTH CARE SERVICES AND RESIDENTIAL CARE SERVICES (subsection A. of section 162 of this ordinance):</u>	
<u>Health care and residential care services, if not otherwise specified</u>	<u>1 per 300 square feet of office, labs, examination or patient room</u>
<u>Hospital</u>	<u>1 per bed</u>
<u>Nursing and personal care facility</u>	<u>1 per 4 beds</u>
<u>Adult family home</u>	<u>2 per home</u>
<u>Community residential facilities</u>	<u>1 per 2 bedrooms</u>
<u>Permanent supportive housing</u>	<u>1 per 2 employees plus 1 per 20 dwelling units</u>
<u>Recuperative housing</u>	<u>1 per 2 employees plus 1 per 10 sleeping unit</u>
<u>Emergency supportive housing</u>	<u>1 per 2 employees plus 1 per 20 sleeping unit</u>

<u>Microshelter villages</u>	<u>1 per 2 employees plus 1 per 20 microshelters</u>
((RECREATION/)) <u>RECREATIONAL AND CULTURAL (K.C.C. 21A.08.040.A₂):</u>	
((Recreation/)) <u>Recreational and cultural uses, if not otherwise specified</u>	1 per 300 square feet
((Exceptions:))	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	<u>Greater of 1 per 3 fixed seats</u> plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per ((bed)) <u>hotel room</u> ((, whichever results in the greater number of spaces)).
((LAND USE	MINIMUM PARKING SPACES REQUIRED))
((GENERAL SERVICES)) <u>PERSONAL SERVICES AND TEMPORARY LODGING (K.C.C. 21A.08.050.A₂):</u>	
((General services uses:)) <u>Personal services and temporary lodging, if not otherwise specified</u>	1 per 300 square feet
((Exceptions:))	

<u>Specialized instruction schools</u>	<u>1 per classroom, plus 1 per 2 students</u>
Funeral home/Crematory	1 per 50 square feet of chapel area
Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
((Churches, synagogue, temple)) <u>Religious facility</u>	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
((Outpatient and)) Veterinary clinic ((offices))	1 per 300 square feet of office, labs, and examination rooms
((Nursing and personal care Facilities	1 per 4 beds
Hospital	1 per bed))
<u>Hotel/motel</u>	<u>1 per room</u>
<u>Organizational hotel/lodging</u>	<u>1 per room</u>
<u>Bed and breakfast guesthouse</u>	<u>1 per guest room, plus 2 per facility</u>
<u>GOVERNMENT AND EDUCATION (subsection A. of section 164 of this ordinance):</u>	
<u>Government uses, if not otherwise specified</u>	<u>1 per 300 square feet</u>
<u>Public agency yard</u>	<u>1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas</u>
<u>Public agency archives</u>	<u>0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas</u>
<u>Courts</u>	<u>3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas</u>
<u>Police facility</u>	<u>(director)</u>

<u>Fire facility</u>	<u>(director)</u>
Elementary schools	1 per classroom, plus 1 per 50 students
((Secondary schools))	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
<u>Secondary or ((H))high schools</u>	1 per classroom, plus 1 per 10 students
<u>Secondary or ((H))high schools with stadiums</u>	((g)) Greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per ((five)) 5 students
((Specialized instruction Schools	1 per classroom, plus 1 per two students))
Artist Studios	0.9 per 1,000 square feet of area used for studios
((GOVERNMENT/))BUSINESS SERVICES (K.C.C. 21A.08.060.A.):	
((Government/b)) <u>Business services</u> <u>uses((:)), if not otherwise specified</u>	1 per 300 square feet
((Exceptions:	
<u>Public agency yard</u>	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas
<u>Public agency archives</u>	0.9 per 1,000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
<u>Courts</u>	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
<u>Police facility</u>	(director)
<u>Fire facility</u>	(director))
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area

Warehousing and storage	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit
Outdoor advertising services	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
((LAND USE	MINIMUM PARKING SPACES REQUIRED))
RETAIL((WHOLESALE)) (K.C.C. 21A.08.070.A.):	
Retail ((trade)) uses((±)), if not otherwise specified	1 per 300 square feet
((Exceptions:))	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations ((w/θ)) <u>without</u> grocery	3 per facility, plus 1 per service bay
Gasoline service stations ((w/θ)) <u>with</u> grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
Remote tasting rooms	1 per 300 square feet of tasting and retail areas
Wholesale trade uses	0.9 per 1000 square feet
((Retail and wholesale trade mixed use	1 per 300 square feet))

MANUFACTURING (K.C.C. 21A.08.080.A.):	
Manufacturing uses	0.9 per 1,000 square feet
Winery/Brewery/Distillery Facility II and III	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas
RESOURCES (K.C.C. 21A.08.090.A.):	
Resource uses	(director)
REGIONAL (K.C.C. 21A.08.100.A.):	
Regional uses	(director)

210 B. An applicant may request a modification of the minimum required number of"

211

212 On page 563, line 10998, after "and" strike "industrial land" and insert "manufacturing

213 land"

214

215 In the table that starts on page 593, after line 11547, in the line that starts with

216 "~~((Manufacturing))~~", strike "~~((Manufacturing)) Industrial~~" and insert "Manufacturing"

217

218 On page 604, strike lines 11676 through 11679 and insert:

219 "12. Manufacturing uses in the shoreline environment (~~((must))~~) shall give

220 preference first to water-dependent manufacturing uses and second to water-related

221 manufacturing uses:

222 a. (~~((Non-water))~~) Nonwater-oriented manufacturing uses are"

223

224 On page 605, strike lines 11687 through 11694 and insert:

225 (4) all ~~((non-water))~~ nonwater-oriented manufacturing uses ~~((must))~~ shall also
226 provide a significant public benefit, such as ecological restoration, environmental clean-
227 up, historic preservation, or water-dependent public education;

228 b. public access is required for all manufacturing uses unless it would result in
229 a public safety risk or is incompatible with the use;

230 c. shall be located, designed, and constructed in a manner that ensures that
231 there are no significant adverse impacts to other shoreline resources and values~~((=))~~;

232 d. restoration is required for all new manufacturing uses; and"

233

234 On page 633, strike line 12284 and insert:

235 "launching facility for a commercial or manufacturing use must be located at"

236

237 On page 732, line 14241, after "5." strike "~~((manufacturing))~~ Industrial" and insert

238 "~~((m))~~Manufacturing"

239

240 In Attachment A, on page 3-23, beginning on line 1186, after "**development**" strike "**on**

241 **industrial-zoned properties**"

242

243 In Attachment A, on page 12-31, after line 1532, insert:

244 "h. Evaluation of industrial uses in the rural area and natural resource lands, including code
245 changes that: create a definition that describes what an industrial use is; and modify use
246 allowances so that the industrial use allowances are consistent with the Comprehensive Plan."

247

248 Renumber the remaining subsections consecutively and correct any internal references
249 accordingly

250

251 **EFFECT prepared by J. Tracy:** This amendment makes the following changes:

252

- 253 - Deletes the proposed definition of "Industrial Use." Industrial Use would be
254 undefined, as is the case today.
- 255 - Modifies the Permitted Use tables to Moves uses that had been reorganized
256 into an "Industrial Uses" table back to the tables where they are located in the
257 current code, and updates references to the industrial uses table and
258 categorization of these uses as "industrial uses" elsewhere in the code, such as
259 the Vashon, North Highline, and Skyway-West Hill specific code sections..
260 Development conditions for these uses are unchanged from the striking
261 amendment and executive transmittal, except as noted below.
 - 262 ○ For Construction and Trade: no substantive changes. Moves it to a
263 different use table.
 - 264 ○ Warehousing and Wholesale Trade: no substantive changes. Moves it to a
265 different use table.
 - 266 ○ Log Storage: The condition requiring compliance with trail corridor
267 provisions when located in the RA zone was inadvertently removed in the
268 striking amendment. It would be added back in this line amendment.
269 However, the trail corridor provisions apply regardless of the specific
270 condition here. Also moved to a different use table.
 - 271 ○ Transportation Services: no substantive changes. Moves it to a different
272 use table.
 - 273 ○ Trucking and Courier Service: no substantive changes. Moves it to a
274 different use table.
 - 275 ○ Freight and Cargo Service: no substantive changes. Moves it to a different
276 use table.
 - 277 ○ Miscellaneous Equipment Rental: no substantive changes. Moves it to a
278 different use table.
 - 279 ○ Research, Development, and Testing: no substantive changes. Moves it to
280 a different use table.
 - 281 ○ Heavy Equipment and Truck Repair: no substantive changes. Moves it to a
282 different use table.
 - 283 ○ Fossil Fuel Facility: no substantive changes. Moves it to a different use
284 table. Other changes, unrelated to the move from one use table to another,
285 were made in the striking amendment and are maintained in this line
286 amendment:
 - 287 ■ Changes were made in the striking amendment to require certain
288 conditions be met in order to approve a fossil fuel facility (see
289 subsection 27.f. of striker language), to align with the requirements

- 290 of existing KCCP Policy F-334f. This change is maintained in the
- 291 line amendment.
- 292 ■ Additionally, changes were made to only require an equity impact
- 293 review once the equity impact review tool has been developed by
- 294 the County. This change is maintained in the line amendment.
- 295 ■ Ordinance 19824 was adopted between transmittal and publication
- 296 of the striking amendment. This section is updated in the striking
- 297 amendment to recognize that, and this is maintained in the line
- 298 amendment.
- 299 ○ Drycleaning Plants: no substantive changes. Moves it to a different use
- 300 table.
- 301 ○ Industrial Launderers: no substantive changes. Moves it to a different use
- 302 table.
- 303 ○ Theatrical Production Services: no substantive changes. Moves it to a
- 304 different use table.
- 305 - Removes all changes made to the zoning code section on the rural Industrial
- 306 zones and within the density and dimension standards for the rural area
- 307 commercial and industrial zones, reverting to the existing code.
- 308 - Removes other cross references from "industrial uses" to "manufacturing
- 309 uses" in the landscaping code, parking code, and the shoreline code.
- 310 - Modifies a portion of Policy R-338 to return to the existing language, which
- 311 requires that new industrial development in the rural area meet certain
- 312 requirements. The striking amendment had modified the language to apply
- 313 only to industrial-zoned properties.
- 314 - Modifies the Work Plan action related to the Rural Economic Strategies
- 315 update to include evaluation of industrial uses in the rural area.
- 316
- 317

COMPARISON SUMMARY

Definition of Industrial Use

~~NEW SECTION. SECTION 128. There is hereby added to K.C.C. chapter 21A.06 a new section to read as follows:~~

~~Industrial use: An industrial use is one that primarily involves the manufacturing, assembly, fabrication, or processing of raw or previously prepared materials; bulk handling and storage; research facilities; warehousing; or heavy trucking.~~

Construction and Trade

Executive's transmittal and existing code

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	RI-8	RI2-48	NB	CB	RB	O	I
*	Construction and Trade				P34						P	P9	P

333 9. No outdoor storage of materials.
 334 34. Limited to landscape and horticultural services (SIC 078) that are
 335 accessory to a retail nursery, garden center and farm supply store. Construction
 336 equipment for the accessory use shall not be stored on the premises.

337
 338 **Striking Amendment S1**
 339 **K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514**

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Construction and Trade				P38							P	P37	P

340 37. No outdoor storage of materials.
 341 38. Limited to landscape and horticultural services (SIC Industry Group 078)
 342 that are accessory to a retail nursery, garden center and farm supply store. Construction
 343 equipment for the accessory use shall not be stored on the premises.

344
 345 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Construction and Trade				P(34)20							P	P(9)21	P

346 20. Limited to landscape and horticultural services (SIC 078) that are accessory
 347 to a retail nursery, garden center and farm supply store. Construction equipment for the
 348 accessory use shall not be stored on the premises.
 349 21. No outdoor storage of materials.

350
 351 **Effect:**

352 - None, move only.

353
 354 **Warehousing and Wholesale Trade**

355
 356 **Executive's transmittal**
 357 **K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Warehousing((7 (4))) and Wholesale Trade (1)												P

358 1. Except self-service storage.

359
 360 **Striking Amendment S1**
 361 **K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
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*	<u>Warehousing and Wholesale Trade (39)</u>													<u>P</u>
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362 39. Except self-service storage.

363

364 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Warehousing, ((4))25 and Wholesale Trade</u>													<u>P</u>

365 25. Except self-service storage.

366

367 **Effect:**

368 - None, move only.

369

Log Storage

370

371

Executive's transmittal and existing code

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

372

373

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	<u>Log Storage (38)</u>		<u>P</u>		<u>P26 and 33</u>								<u>P</u>

374 26. Limited to two acres or less.

375 33. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone.

376 38. If the farm product warehousing, refrigeration and storage, or log storage, is associated with agriculture activities it will be reviewed in accordance with K.C.C. 21A.08.090.

377

378

379

380

Striking Amendment S1

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

381

382

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Log Storage (40)</u>		<u>P</u>		<u>P41</u>									<u>P</u>

383 40. If the log storage is associated with agriculture activities it will be reviewed in accordance with K.C.C. 21A.08.090.

384

385

386

387

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Log Storage ((38))16</u>		<u>P</u>		<u>P26 and</u>									<u>P</u>

					(33) 12									
--	--	--	--	--	-------------------------	--	--	--	--	--	--	--	--	--

388 12. Subject to review and approval of conditions to comply with trail corridor
389 provisions of K.C.C. chapter 21A.14 ((when located in an RA zone)).

390 16. If the farm product warehousing, refrigeration, and storage, or log storage, is
391 associated with agricultur(e)al activities it will be reviewed in accordance with K.C.C.
392 21A.08.090.

393 26. Limited to two acres or less.

394

395 **Effect:**

- 396 - The condition requiring compliance with trail corridor provisions when
- 397 located in the RA zone was inadvertently removed in the striking amendment.
- 398 It would be added back in this line amendment. However, the trail corridor
- 399 provisions apply regardless of the specific condition here.

400

401

Transportation Service

402

403

Executive's transmittal and existing code

404

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
47	Transportation Service												P39

405

39. Excluding fossil fuel facilities.

406

407

Striking Amendment S1

408

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
<u>47</u>	<u>Transportation Service</u>													<u>P42</u>

409

42. Excluding fossil fuel facilities.

410

411

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
47	Transportation Service													P(39) <u>27</u>

412

27. Excluding fossil fuel facilities.

413

414

Effect:

- 415 - None, move only.

416

417

Trucking and Courier Service

418

419

Executive's transmittal and existing code

420

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
421	Trucking and Courier Service									P11	P12	P13	P

421 11. Limited to self-service household moving truck or trailer rental accessory to
422 a gasoline service station.

423 12. Limited to self-service household moving truck or trailer rental accessory to
424 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

425 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

426

Striking Amendment S1

427 K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514
428

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
421	Trucking and Courier Service										P46	P47	P484	P

429 46. Limited to self-service household moving truck or trailer rental accessory to
430 a gasoline service station.

431 47. Limited to self-service household moving truck or trailer rental accessory to
432 a gasoline service station and SIC Industry 4215-Courier Services, except by air.

433 48. Limited to SIC Industry 4215-Courier Services, except by air.

434

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
421	Trucking and Courier Service										P((11))22	P((12))23	P((13))24	P

436 22. Limited to self-service household moving truck or trailer rental accessory to
437 a gasoline service station.

438 23. Limited to self-service household moving truck or trailer rental accessory to
439 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

440 24. Limited to SIC Industry No. 4215-Courier Services, except by air.

441

Effect:

443 - None, move only.
444

Freight and Cargo Service

Executive's transmittal and existing code

447 K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396
448

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
473	Freight and Cargo Service										P	P	P

449

Striking Amendment S1

450 K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514
451

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
473	Freight and Cargo Service											P	P	P

452

453 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
473	Freight and Cargo Service											P	P	P

454

455 **Effect:**

456 - None, move only.

457

Miscellaneous Equipment Rental

458

459 **Executive's transmittal and existing code**

460

461

K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
735	Miscellaneous Equipment Rental									P17	P	P17	P

462

17. No outdoor storage.

463

464 **Striking Amendment S1**

465

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
735	Miscellaneous Equipment Rental										P43	P	P43	P

466

43. No outdoor storage.

467

468 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
735	Miscellaneous Equipment Rental										P((47)) ₂	P	P((47)) ₂	P

469

3. No outdoor storage.

470

471 **Effect:**

472 - None, move only.

473

474

Research, Development, and Testing

475
476
477

Executive's transmittal and existing code
K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
873	Research, Development, and Testing										P2	P2	P2

478 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
479 Educational Research, see general business service/office.

480
481
482

Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
873	Research, Development, and Testing (44)											P	P	P

483 44. Except SIC Industry 8732-Commercial Economic, Sociological, and
484 Educational Research, see general business service/office.

485
486

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
873	Research, Development, and Testing											P28	P28	P28

487 28. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
488 Educational Research, see general business service/office.

489
490

Effect:

491 - None, move only.

492

Heavy Equipment and Truck Repair

493

Executive's transmittal and existing code
K.C.C. 21A.08.060, Government/Business Service Land Uses - Page 208, line 4396

494
495
496

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Heavy Equipment and Truck Repair												P

497

Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

498
499

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I

*	<i>Heavy Equipment and Truck Repair</i>																	P
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500
501

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I					
*	<i>Heavy Equipment and Truck Repair</i>																		P

502
503

Effect:

504 - None, move only
505

506 **Fossil Fuel Facility**

507
508

Executive's transmittal

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	<i>Fossil Fuel Facility</i>												S27

509 *27.a. Required for all new, modified, or expanded fossil fuel facilities. Modification*
510 *or expansion includes, but is not limited to:*
511 *(1) new uses or fuel types within existing facilities;*
512 *(2) changes to the type of refining, manufacturing, or processing;*
513 *(3) changes in the methods or volumes of storage or transport of raw materials*
514 *or processed products;*
515 *(4) changes in the location of the facilities on-site;*
516 *(5) replacement of existing facilities;*
517 *(6) increases in power or water demands; or*
518 *(7) increases in production capacity.*
519 *b. Before filing an application with the department, the applicant shall hold a*
520 *community meeting in accordance with K.C.C. 20.20.035.*
521 *c. As part of permit application submittal for new, modified, or expanded fossil*
522 *fuel facilities, the applicant shall submit the following documentation:*
523 *(1) an inventory of similar existing facilities in King County and neighboring*
524 *counties, including their locations and capacities;*
525 *(2) a forecast of the future needs for the facility;*
526 *(3) an ((analysis of the potential social and economic impacts and benefits to*
527 *jurisdictions and local communities receiving or surrounding the facility)) equity impact*
528 *review of the proposal using tools developed by the office of equity and racial and social*
529 *justice. The results from the equity impact review shall be used to assess equity impacts and*
530 *opportunities during county permit review and may be used to inform determinations of*
531 *project approval;*
532 *(4) an analysis of alternatives to the facility, including location, conservation,*
533 *demand management, and other strategies;*

534 (5) *an analysis of economic and environmental impacts, including mitigation,*
 535 *of any similar existing facilities and of any new site(~~(s)~~) or sites under consideration as an*
 536 *alternative to expansion of an existing facility;*

537 (6) *an extensive public involvement strategy (~~(which)~~) that strives to effectively*
 538 *engage a wide range of racial, ethnic, cultural, and (~~(socio-economic)) socioeconomic~~*
 539 *groups, including communities that are the most impacted; and*

540 (7) *considered evaluation of any applicable prior review conducted by a public*
 541 *agency, local government or (~~(stakeholder group)) interested party.~~*

542 d. *As part of permit application submittal, a greenhouse gas impact analysis*
 543 *shall be prepared by the applicant for all proposals for new, modified, or expanded fossil*
 544 *fuel facilities. The results of this analysis shall be used to identify and mitigate the impacts*
 545 *of such facilities.*

546 e. *New, modified, or expanded fossil fuel facilities shall:*

547 (1) *not be located within one thousand feet from any schools, medical care*
 548 *facilities, or places of assembly that have occupancies of greater than one thousand*
 549 *persons;*

550 (2) *not be located within two hundred fifty feet from a regulated wetland or*
 551 *aquatic area, except when a larger buffer is required under K.C.C. chapter 21A.24, the*
 552 *buffer in K.C.C. chapter 21A.24 shall apply;*

553 (3) *maintain an interior setback of at least two hundred feet;*

554 (4) *store fossil fuels completely within enclosed structures, tanks, or similar*
 555 *facilities; and*

556 (5) *be accessed directly to and from an arterial roadway.*

557
 558
 559

Striking Amendment S1

K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Fossil Fuel Facility</u>													<u>S45</u>

560 45.a. Required for all new, modified, or expanded fossil fuel facilities.

561 Modification or expansion includes, but is not limited to:

562 (1) new uses or fuel types within existing facilities;

563 (2) changes to the type of refining, manufacturing, or processing;

564 (3) changes in the methods or volumes of storage or transport of raw
 565 materials or processed products;

566 (4) changes in the location of the facilities on-site;

567 (5) replacement of existing facilities;

568 (6) increases in power or water demands; or

569 (7) increases in production capacity.

570 b. Before filing an application with the department, the applicant shall hold a
 571 community meeting in accordance with K.C.C. 20.20.035.

572 c. As part of permit application submittal for new, modified, or expanded fossil
 573 fuel facilities, the applicant shall submit the following documentation:

574 (1) an inventory of similar existing facilities in King County and neighboring
 575 counties, including their locations and capacities;

576 (2) a forecast of the future needs for the facility;
577 (3) an equity impact review of the proposal using tools developed by the
578 office of equity and racial and social justice. Until the tools have been developed and
579 made publicly available by the office, the equity impact review is not required. The
580 results from the equity impact review shall be used to assess equity impacts and
581 opportunities during county permit review and may be used to inform determinations of
582 project approval;
583 (4) an analysis of alternatives to the facility, including location, conservation,
584 demand management, and other strategies;
585 (5) an analysis of economic and environmental impacts, including mitigation,
586 of any similar existing facilities and of any new site or sites under consideration as an
587 alternative to expansion of an existing facility;
588 (6) an extensive public involvement strategy that strives to effectively engage
589 a wide range of racial, ethnic, cultural, and socioeconomic groups, including
590 communities that are the most impacted;
591 (7) considered evaluation of any applicable prior review conducted by a
592 public agency, local government, or interested party; and
593 (8) a greenhouse gas impact analysis prepared by the applicant, the results of
594 which shall be used to identify and mitigate the impacts of such facilities.
595 d. As part of permit application submittal, the applicant shall demonstrate
596 financial responsibility meeting the requirements of K.C.C. chapter 21A.49. The
597 financial responsibility shall be reviewed as part of the facility's periodic review under
598 K.C.C. 21A.22.050.
599 e. New, modified, or expanded fossil fuel facilities shall:
600 (1) not be located within one thousand feet of any schools, health care
601 facilities, or places of assembly that have occupancies of greater than one thousand
602 persons;
603 (2) not be located within two hundred fifty feet of a regulated wetland or
604 aquatic area, except that when a larger buffer is required under K.C.C. chapter 21A.24,
605 the buffer in K.C.C. chapter 21A.24 shall apply;
606 (3) maintain an interior setback of at least two hundred feet;
607 (4) store fossil fuels completely within enclosed structures, tanks, or similar
608 facilities;
609 (5) be accessed directly to and from an arterial roadway; and
610 (6) comply with all applicable regulations in K.C.C. chapter 21A.22.
611 f. Proposals shall only be approved when the following conditions are met:
612 (1) the proposed facility can confine or mitigate all operational impacts;
613 (2) the facility can adequately mitigate conflicts with adjacent land uses;
614 (3) the full scope of environmental impacts, including life cycle greenhouse
615 gas emissions and public health, have been evaluated and appropriately conditioned or
616 mitigated as necessary, consistent with the County's substantive State Environmental
617 Policy Act authority;
618 (4) the applicant can comply with applicable federal and state regulations,
619 including the Clean Water Act, Clean Air Act, and Endangered Species Act;

620 (5) the applicant has demonstrated early, meaningful, and robust
 621 consultation with Indian tribes, the public, and surrounding property owners to assess
 622 impacts to Indian tribal treaty-protected cultural and fisheries resources; and
 623 (6) risks to public health and public safety can be mitigated.

624 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Fossil Fuel Facility													S27

626 27.a. Required for all new, modified, or expanded fossil fuel facilities.
 627 Modification or expansion includes, but is not limited to:
 628 (1) new uses or fuel types within existing facilities;
 629 (2) changes to the type of refining, manufacturing, or processing;
 630 (3) changes in the methods or volumes of storage or transport of raw
 631 materials or processed products;
 632 (4) changes in the location of the facilities on-site;
 633 (5) replacement of existing facilities;
 634 (6) increases in power or water demands; or
 635 (7) increases in production capacity.
 636 b. Before filing an application with the department, the applicant shall hold a
 637 community meeting in accordance with K.C.C. 20.20.035.
 638 c. As part of permit application submittal for new, modified, or expanded fossil
 639 fuel facilities, the applicant shall submit the following documentation:
 640 (1) an inventory of similar existing facilities in King County and neighboring
 641 counties, including their locations and capacities;
 642 (2) a forecast of the future needs for the facility;
 643 (3) ~~an ((analysis of the potential social and economic impacts and benefits to~~
 644 ~~jurisdictions and local communities receiving or surrounding the facility)) equity impact~~
 645 ~~review of the proposal using tools developed by the office of equity and racial and social~~
 646 ~~justice. Until the tools have been developed and made publicly available by the office,~~
 647 ~~the equity impact review is not required. The results from the equity impact review shall~~
 648 ~~be used to assess equity impacts and opportunities during county permit review and may~~
 649 ~~be used to inform determinations of project approval;~~
 650 (4) an analysis of alternatives to the facility, including location, conservation,
 651 demand management and other strategies;
 652 (5) an analysis of economic and environmental impacts, including mitigation,
 653 of any similar existing facilities and of any new site(~~((s))~~) or sites under consideration as
 654 an alternative to expansion of an existing facility;
 655 (6) an extensive public involvement strategy that strives to effectively engage
 656 a wide range of racial, ethnic, cultural, and socioeconomic groups, including
 657 communities that are the most impacted;
 658 (7) considered evaluation of any applicable prior review conducted by a
 659 public agency, local government, or ~~((stakeholder group))~~ interested party; and
 660 (8) a greenhouse gas impact analysis prepared by the applicant, the results of
 661 which shall be used to identify and mitigate the impacts of such facilities.

662 d. As part of permit application submittal, the applicant shall demonstrate
663 financial responsibility meeting the requirements of K.C.C. chapter 21A.49. The
664 financial responsibility shall be reviewed as part of the facility's periodic review under
665 K.C.C. 21A.22.050.

666 e. New, modified or expanded fossil fuel facilities shall:

667 (1) not be located within one thousand feet from any schools, medical care
668 facilities, or places of assembly that have occupancies of greater than one thousand
669 persons;

670 (2) not be located within two hundred fifty feet from a regulated wetland or
671 aquatic area, except when a larger buffer is required under K.C.C. chapter 21A.24, the
672 buffer in K.C.C. chapter 21A.24 shall apply;

673 (3) maintain an interior setback of at least two hundred feet;

674 (4) store fossil fuels completely within enclosed structures, tanks, or similar
675 facilities;

676 (5) be accessed directly to and from an arterial roadway; and

677 (6) comply with all applicable regulations in K.C.C. chapter 21A.22.

678 f. Proposals shall only be approved when the following conditions are met:

679 (1) the proposed facility can confine or mitigate all operational impacts;

680 (2) the facility can adequately mitigate conflicts with adjacent land uses;

681 (3) the full scope of environmental impacts, including life cycle greenhouse
682 gas emissions and public health, have been evaluated and appropriately conditioned or
683 mitigated as necessary, consistent with the County's substantive State Environmental
684 Policy Act authority;

685 (4) the applicant can comply with applicable federal and state regulations,
686 including the Clean Water Act, Clean Air Act, and Endangered Species Act;

687 (5) the applicant has demonstrated early, meaningful, and robust
688 consultation with Indian tribes, the public, and surrounding property owners to assess
689 impacts to Indian tribal treaty-protected cultural and fisheries resources; and

690 (6) risks to public health and public safety can be mitigated."

691

692 **Effect:**

693 - None, move only

694

695 Other changes, unrelated to the move from one use table to another, were made in
696 the striking amendment and are maintained in this line amendment:

697 - Changes were made in the striking amendment to require certain conditions be
698 met in order to approve a fossil fuel facility (see subsection 27.f. of striker
699 language), to align with the requirements of existing KCCP Policy F-334f.
700 This change is maintained in the line amendment.

701 - Additionally, changes were made to only require an equity impact review
702 once the equity impact review tool has been developed by the County. This
703 change is maintained in the line amendment.

704 - Ordinance 19824 was adopted between transmittal and publication of the
705 striking amendment. This section is updated in the striking amendment to
706 recognize that, and this is maintained in the line amendment.

707

708
709
710
711

Drycleaning Plants

Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	RI-8	RI2-48	NB	CB	RB	O	I
7216	Drycleaning Plants												P

712
713
714

Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
7216	<u>Drycleaning Plants</u>													<u>P</u>

715
716

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
7216	Drycleaning Plants													P

717
718

Effect:

719 - None, move only.

720
721

Industrial Launderers

722
723
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Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	RI-8	RI2-48	NB	CB	RB	O	I
7218	Industrial Launderers												P

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Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
<u>7218</u>	<u>Industrial Launderers</u>													<u>P</u>

728
729

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
7218	Industrial Launderers													P

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Effect:

- None, move only.

Theatrical Production Services

Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Theatrical Production Services									P30	P28		

738 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
739 21A.32 or as a joint use of an existing public school facility.

740 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
741 rural area and residential zones, any other adult use facility, school, licensed daycare
742 centers, parks, community centers, public libraries, or ((churches)) religious facilities
743 that conduct religious or educational classes for minors.

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Striking Amendment S1
K.C.C. 21A.08.080 Industrial Land Uses - Page 316, line 6514

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Theatrical Production Services										P35	P36		

747 35. Adult use facilities shall be prohibited within six hundred sixty feet of any RA,
748 UR, and R zones, any other adult use facility, school, licensed daycare centers, parks,
749 community centers, public libraries, or religious facilities that conduct religious or
750 educational classes for minors.

751 36. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
752 21A.32 or as a joint use of an existing public school facility.

753
754

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Theatrical Production Services										P30	P28		

755 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
756 21A.32 or as a joint use of an existing public school facility.

757 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
758 rural area and residential zones, any other adult use facility, school, licensed daycare
759 centers, parks, community centers, public libraries or ((churches)) religious facilities that
760 conduct religious or educational classes for minors.

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Effect:

- None, move only.

Other Changes

- R-514)) R-338** Development regulations for new industrial development on industrial-zoned properties in the Rural Area shall require the following:
- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development;
 - b. Maximum protection of ~~((sensitive natural features))~~ critical areas, especially with regards to salmonid habitat and water quality;
 - c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas;
 - d. Building ~~((colors and materials that are muted;))~~ design that is compatible with a rural setting, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety;
 - e. Prohibition of ~~((H))~~ heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied products manufacturing uses allowed in the urban industrial zone ~~((shall be prohibited))~~; and
 - f. Industrial uses ~~((requiring))~~ be sized to avoid substantial investments in infrastructure, such as water, sewers, or transportation facilities, or facilities that generate substantial volumes of heavy-gross weight truck trips ~~((, shall be reduced in size to avoid the need for public funding of the infrastructure))~~.

12/9/24
RNCC Density
(PO)

Sponsor: Perry, Balducci

[J. Ngo]

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 246, beginning on line 5321, after "apply" strike "to the single detached
4 residences"

5

6 Beginning on page 505, in the table after line 9885, strike the rows that state:

7 "

Base Density (1)	4 du/ac	4 du/ac	4 du/ac	
Maximum Density (2)	8 du/ac	48 du/ac	48 du/ac	

8 "

9 and insert:

10 "

Base Density (1)	4 du/ac	4 du/ac	4 du/ac	
Maximum Density (1)	4 du/ac	4 du/ac	4 du/ac	

11 "

12

13 On page 506, strike lines 9891 through 9893 and insert:

14 2. Reserved."

15

16 **EFFECT prepared by J. Ngo:** This amendment would modify the maximum density for
17 the NB, CB, and O zones in RNCCs to 4 dwelling units per acre, including residential
18 densities in historic buildings.

12/9/2024
 Community Center Uses
 (PO)

Sponsor: Perry, Balducci

[J. Ngo]

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 Beginning on page 247, strike lines 5338 through 5339 and insert:

4 "A. Recreational(~~/~~) and cultural land uses.

((P -Permitted Use C -Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL))				
SIC #	SPECIFIC LAND USE	A	F	M	RA (18)	UR	<u>R-1</u>	((R+ -8)) <u>R-4</u> - R- <u>8</u>	R - 12 = <u>R-</u> 48	NB	CB	RB	O	I
	PARK/RECREATION:													
*	Park	P1	P1	P1	P1	P1	<u>P1</u>	P1	P1	P	P	P	P	P13
*	Trails	P	P	P	P	P	<u>P</u>	P	P	P	P	P	P	P
*	Campgrounds		P16 C16 a	P16	P16 C16 a	P16 C16 a								P16 C16 a

*	Destination Resorts		S17		S((4 8))1 7	((€))						((€))		
*	Marina		C3		C((4))5	C((4))5	C5	C((4)5	C((4))5	P5	P	P	P	P
*	Recreational Vehicle Park		P19	P19	C2 ((an d 18)) P19	C2 P19								
((*	Sports Club (17)				€4 and 18	€4		€4	€4	€	P	P))		
*	Ski Area		S		S((4 8))									
*	Recreational Camp		C		P24 C									
*	<u>Golf Course Facility</u>				C7	P7	P7	P7	P7					
	AMUSEMENT/ENTER TAINMENT:													
*	Adult Entertainment Business										P6	P6	P6	
*	Theater										P	P	P	P25
783 3	Theater, Drive-in											C		
793	Bowling Center										P	P		P
((*	Golf Facility				€7 and 18	P7		P7	P7))					

799 9 (14)	Amusement and Recreation Services		P21	P21	P8 P21 C15 (an d 18))	P8 P21 P22 C15	<u>P8</u> <u>P21</u> <u>P22</u> <u>C15</u>	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P	P	P21	P21
*	Indoor Paintball Range										P26	P26		P26
*	Outdoor Paintball Range				C27	C27								
*	Shooting Range		C9		C9 (an d 18))							C10		P10
*	Amusement Arcades										P	P		
799 6	Amusement Park											C		
*	Outdoor Performance Center		S		C12 S((+ 8))		<u>P20</u> P20 P20					S		
	CULTURAL:													
823	Library				P11 C	P11 C	<u>P11</u> <u>C</u>	P11 C	P28	P	P	P	P	
841	Museum	C2 3	C23		P11 C	P11 C	<u>P11</u> <u>C</u>	P11 C	P28	P	P	P	P	P
842	Arboretum	P	P		P	P	<u>P</u>	P	P	P	P	P	P	
*	Conference Center				P29 C12	P29 C12	<u>P29</u> <u>C</u>	P29 C	P29 C	P	P	P	P	
* _	<u>Community Center</u>				<u>C30</u>		<u>P4</u> <u>C32</u>	<u>P4</u> <u>C32</u>	<u>P31</u> <u>C32</u>	<u>P31</u> <u>C32</u>	<u>P31</u> <u>C32</u>	<u>P</u>	<u>P31</u> <u>C32</u>	

5 B. Development conditions."
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7 On page 251, after "programs)) Only" insert "in the urban area, and only"

8

9 On page 263, after line 5632, insert:

10 "30. Only:

11 a. in the RA-10 zone;

12 b. as a reuse of a nonresidential facility subject to K.C.C. chapter 21A.32;

13 c. on a parcel within one thousand feet of a rural town; and

14 d. if owned and operated by a public agency or nonprofit.

15 31. Only in the urban area.

16 32. Only in a rural town."

17

18 On page 460, after line 9005, insert:

19 b. as a conditional use:

20 (1) community center;

21 On page 487, strike lines 9527 through 9528, and insert:

22 ~~(Indoor)~~, indoor only;

23 ~~((€))~~ (2) ((B))bowling ((€))center; and

24 (3) community center;

25

26 **EFFECT prepared by J. Ngo:** This amendment would:

- 27 - Modify the standards for community centers in the RA zone, including removing
28 an allowance for a community center to be a permitted use. A community center
29 would require a CUP and be limited to the RA-10 zone, as a reuse of a surplus
30 nonresidential facility or accessory, be within 1,000 feet of a Rural Town, and
31 owned and operated by a public agency or nonprofit.
- 32 - Modify the standards in the R zones by allowing the use to be permitted in the
33 urban area (only as a reuse of public school or nonresidential facility, or accessory
34 to a park) and a conditional use in the rural towns, and not permitted elsewhere in
35 the rural area.

- 36 - Modify the standards in the NB, CB, and O zones by allowing the use to be
37 permitted in the urban area, conditional use in the rural towns, and not permitted
38 elsewhere in the rural area. Where specific rural town standards (CB zone in
39 Vashon and CB zone in Fall City) supersede K.C.C. 21A.08.040, the provisions
40 are also added to those specific areas.

12/9/24
 Rural Social Services/Health
 Care Uses
 (PO)

[E. Auzins]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 Beginning on page 263, strike lines 5635 through 5787 and insert:

4 "A. Health care services and residential care services land uses.

SIC #	SPECIFIC LAND USE	A	F	M	RA (1)	UR	R-1	R-4 - R-8	R-12 - R-48	NB	CB	RB	O	I
	HEALTH CARE SERVICES													
801-04	Doctor's Office/Outpatient Clinic				C2	P2 C		P3 P4 C5 C6 C7	P4 P5 C6 C7	P	P	P	P	P
806	Hospital							C2 C2	P8		P	P	C	
807	Medical/Dental Lab										P	P	P	P
808-09	Miscellaneous Health										P	P	P	
*	Social Services				P2 C	P2 C	P2 C	P2 C	P	P	P	P	P	

*	Crisis Care Center				P2 C9	P2 C9	P3 C9	P3 C	P5	P5	P5	P5	P5	P1 0
	RESIDENTIAL CARE SERVICES													
805	Nursing and Personal Care Facilities							P3 C5	P5 C	P5	P	P	P5	
*	Adult Family Home	P	P1 1		P	P	P	P	P	P	P12	P12	P12	
*	Community Residential Facility I				C	C	P13. a C	P13. a C	P	P12	P12	P12	P12	
*	Community Residential Facility II						P13. b	P13. b	P	P12	P12	P12	P12	
*	Permanent Supportive Housing							C14	P15	P15	P15	P15	P15	
*	Recuperative Housing							C16	P16	P16	P16	P16	P16	
*	Emergency Supportive Housing							C16	P16	P16	P16	P16	P16	
*	Emergency Shelter							C16	P16	P16	P16	P16	P16	
*	Microshelter Villages							C17	P17	P17	P17	P17	P17	
*	Safe Parking							C18	P18	P18	P18	P18	P18	
836	Other Residential Care (19)							C	P4 P5 P20 C	P	P	P	P	

5 B. Development conditions.

6 1. Subject to review and approval of conditions to comply with trail corridor

7 provisions of K.C.C. chapter 21A.14.

- 8 2. Only as a reuse of a public school facility or surplus nonresidential facility
9 subject to K.C.C. chapter 21A.32.
- 10 3. Only in the urban area, as a reuse of a public school facility or surplus
11 nonresidential facility subject to K.C.C. chapter 21A.32.
- 12 4. Outside the urban area, only as a reuse of a public school facility and subject
13 to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant
14 shall hold a community meeting in accordance with K.C.C. 20.20.035.
- 15 5. Only in the urban area.
- 16 6. Outside of the urban area, only as a reuse of a surplus nonresidential facility
17 subject to K.C.C. chapter 21A.32.
- 18 7. Outside of the urban area, subject to the requirements in K.C.C. 21A.12.250.
- 19 8. Only in the R-24 and R-48 zones, and limited to SIC Industries 8063-
20 Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.
- 21 9.a. Not allowed in the RA-2.5, RA-10, or RA-20 zone;
22 b. Only allowed on lots of at least four and one-half acres;
23 c. Located within one mile of an interstate highway; and
24 d. Limited to sixteen beds.
- 25 10. Only allowed in the Preston Industrial Area.
- 26 11. In the forest production district, the following conditions apply:
27 a. Site disturbance shall be limited to three acres. Site disturbance shall mean
28 all land alterations including, but not limited to, grading, utility installation, landscaping,
29 clearing for crops, on-site sewage disposal systems, and driveways. Additional site
30 disturbance for agriculture, including raising livestock, up to the smaller of thirty-five

31 percent of the lot or seven acres, may be approved only if a farm management plan is
32 prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on
33 the area devoted to animal care and not the total area of the lot;

34 b. A forest management plan shall be required in the forest production district,
35 that shall be reviewed and approved by the King County department of natural resources
36 and parks before building permit issuance; and

37 c. The forest management plan shall incorporate a fire protection element that
38 includes fire safety best management practices developed by the department.

39 12. Only as part of a mixed-use development subject to the conditions of K.C.C.
40 chapter 21A.14, except in the rural area outside of rural towns on historic properties listed
41 in the National Register of Historic Places or designated as a King County landmark.

42 13.a. Limited to domestic violence shelter facilities.

43 b. Limited to domestic violence shelter facilities with no more than eighteen
44 residents and staff.

45 14. Subject to the following standards:

46 a. Allowed only in the urban area;

47 b. Located on the same site as a religious facility, public agency, or social
48 services use; and

49 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and
50 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.

51 15. Subject to the following standards:

52 a. Allowed only in the urban area;

53 b. Only as part of a mixed-use development subject to the conditions of K.C.C.
54 chapter 21A.14, except in the rural area outside of rural towns on historic properties listed
55 in the National Register of Historic Places or designated as a King County landmark; and

56 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E. and
57 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.

58 16. Subject to the following standards:

59 a. Allowed only in the urban area;

60 b. In the R-4 through R-8 zones, only when located on the same site as a
61 religious facility, public agency, or social service use;

62 c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E, and
63 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140; and

64 d. The application shall include:

65 (1) A description of the staffing and operational characteristics, including
66 sanitation and basic safety measures required for the facility;

67 (2) Occupancy policies, including a description of the population to be served
68 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
69 behavior;

70 (3) A plan for managing the exterior appearance of the site, including keeping
71 the site litter free;

72 (4) A plan for addressing reported concerns and making this information
73 publicly available, including a phone number, email, and point of contact at the site of the
74 facility for the community to report concerns;

75 (5) A plan for outreach with surrounding property owners and residents

76 addressing items such as noise, smoking areas, parking, security procedures, and litter;
77 and

78 (6) Plans and narrative documenting compliance with all applicable codes,
79 including:

80 (a) an elevation of the building or buildings to be occupied;

81 (b) a floor plan that describes the capacities of the buildings for the uses
82 intended, room dimensions, and a designation of the rooms to be used for nonambulatory
83 residents, if any; and

84 (c) a site plan showing property lines, buildings, driveways, parking, fences,
85 storage areas, gardens, recreation areas, and site improvements.

86 17. Subject to the following standards:

87 a. Allowed in the urban area;

88 b. In the R-4 through R-8 zones, only when located on the same site as a
89 religious facility, public agency, or social service use;

90 c. Exempt from landscaping requirements in K.C.C. chapter 21A.16 except as
91 required by this section, bicycle parking requirements in K.C.C. 21A.18.030.E., and
92 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140;

93 d. The application shall include:

94 (1) A description of the staffing and operational characteristics, including
95 sanitation and basic safety measures required for the facility;

96 (2) Occupancy policies, including a description of the population to be served
97 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
98 behavior;

99 (3) A plan for managing the exterior appearance of the site, including keeping
100 the site litter free;

101 (4) A plan for addressing reported concerns and making this information
102 publicly available, including a phone number, email, and point of contact at the site of the
103 facility for the community to report concerns;

104 (5) A plan for outreach with surrounding property owners and residents
105 addressing items such as noise, smoking areas, parking, security procedures, and litter;
106 and

107 (6) Plans and narrative documenting compliance with all applicable codes,
108 including:

109 (a) an elevation of the building or buildings to be occupied;

110 (b) a floor plan that describes the capacities of the buildings for the uses
111 intended, room dimensions, and a designation of the rooms to be used for nonambulatory
112 residents, if any; and

113 (c) a site plan showing property lines, buildings, driveways, parking, fences,
114 storage areas, gardens, recreation areas, and site improvements;

115 e. A setback of ten feet shall be along any property line adjoining a UR or R
116 zone; and

117 f. The use shall be buffered with:

118 (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or

119 (2) a six-foot high, view-obscuring fence.

120 18. Subject to the following standards:

121 a. Allowed in the urban area;

- 122 b. In the R-4 through R-8 zones, only when located on the same site as a
123 religious facility, public agency, or social services use;
- 124 c. Exempt from landscaping requirements in K.C.C. chapter 21A.16 except as
125 required by this section, bicycle parking requirements in K.C.C. 21A.18.030.E., and
126 electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140;
- 127 d. The application shall include:
- 128 (1) A description of the staffing and operational characteristics, including
129 sanitation and basic safety measures required for the facility;
- 130 (2) Occupancy policies, including a description of the population to be served
131 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
132 behavior;
- 133 (3) A plan for managing the exterior appearance of the site, including keeping
134 the site litter free;
- 135 (4) A plan for addressing reported concerns and making this information
136 publicly available, including a phone number, email, and point of contact at the site of the
137 facility for the community to report concerns;
- 138 (5) A plan for outreach with surrounding property owners and residents
139 addressing items such as noise, smoking areas, parking, security procedures, and litter;
140 and
- 141 (6) Plans and narrative documenting compliance with all applicable codes,
142 including:
- 143 (a) an elevation of the building or buildings to be occupied;
- 144 (b) a floor plan that describes the capacities of the buildings for the uses

145 intended, room dimensions, and a designation of the rooms to be used for nonambulatory
146 residents, if any; and

147 (c) a site plan showing property lines, buildings, driveways, parking, fences,
148 storage areas, gardens, recreation areas, and site improvements;

149 e. A setback of ten feet shall be along any property line adjoining a UR or R
150 zone;

151 f. The use shall be buffered with:

152 (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or

153 (2) a six-foot high, view-obscuring fence;

154 g. When safe parking is located on a site with an established primary use, the
155 director may reduce the minimum number of on-site parking spaces consistent with
156 K.C.C. chapter 21A.18;

157 h. A safe parking site shall provide restroom and potable water access within
158 the buildings or portable facilities and handwashing stations on the property; and

159 i. If recreational vehicles are hosted at the safe parking site, provision shall be
160 made for potable water and for proper disposal of grey water and black water waste from
161 the vehicles.

162 19. Excluding residential care uses classified elsewhere in this chapter.

163 20. Only in a rural town, as a reuse of a surplus nonresidential facility and
164 subject to K.C.C. chapter 21A.32. Before filing an application with the department, the
165 applicant shall hold a community meeting in accordance with K.C.C. 20.20.035."

166

167 **EFFECT prepared by E. Auzins:** This amendment would modify the allowances for the
168 following uses:

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Doctor's Office/Outpatient Clinic:

- Add back community meeting requirement when a doctor's office/outpatient clinic is a reuse of a public school facility in the R-4 to R-48 zones in a rural town, where it would also be allowed a Permitted use.
- Add back requirement that doctor's office/outpatient clinics in the R-4 to R-48 zones outside of the urban area comply with K.C.C. 21A.12.250 (which would no longer be repealed), which requires:
 - o The use to be within ¼ mile of a rural town, unincorporated activity center, community business center or neighborhood business center and less than one mile from another commercial establishment;
 - o To be located either in an existing single detached residence, or in a mixed-use development where 100% of the units are affordable to households with incomes at or below 60% AMI and on-site supportive services are provided;
 - o Maximum on-site parking is 2 spaces per 1,000 square feet and required parking is not located between the building and the street;
 - o Sign and landscaping requirements are met.

Nursing and Personal Care Services:

- Removes an allowance for nursing and personal care facilities to be a Permitted use in the R-12 through R-48, NB, and O zones when outside the urban area.
- Adds back conditional use permit option for nursing and personal care facilities in the R-12 through R-48 zones.
- Removes an allowance for nursing and personal care facilities to be allowed in the R-4 through R-8 zones outside the urban area.

Other Residential Care:

- Adds back an existing allowance for other residential care uses in the R-12 through R-48 zones in a rural town:
 - o As a permitted use, either as a reuse of a public school facility or surplus nonresidential facility, and with a preapplication community meeting; or
 - o With a CUP.

COMPARISON SUMMARY

Doctor's Office/Outpatient Clinic

Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 197, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
801-04	Office/Outpatient Clinic				P12 C13a	P12 C13a	P12 C13a C37	P12 C13a C37	P	P	P	P	P

209

210 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
 211 Before filing an application with the department, the applicant shall hold a community
 212 meeting in accordance with K.C.C. 20.20.035.

213 13.a. Except as otherwise provided in subsection B.13.b. of this section, only as
 214 a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

215 b. Allowed for a social service agency on a site in the NB zone that serves
 216 transitional or low-income housing located within three hundred feet of the site on which
 217 the social service agency is located.

218 c. Before filing an application with the department, the applicant shall hold a
 219 community meeting in accordance with K.C.C. 20.20.035.

220 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.
 221 21A.12.250.

222

223 **Council Staff Comments:** For Office/Outpatient Clinic and Hospital uses, the table
 224 identifies development condition 13.a. Subs b. and c. in development condition 13 do
 225 not apply to these uses.

226

227 **Striking Amendment S1**

228 **K.C.C. 21A.08.xxx, Health Care Services and Residential Care Services Land Uses - Page 263, line 5635**

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
801-04	Doctor's Office/ Outpatient Clinic				C1	P1 C		P1 C	P	P	P	P	P	P

229 1. Only as a reuse of a public school facility or surplus nonresidential facility
 230 subject to K.C.C. chapter 21A.32.

231 19. Subject to review and approval of conditions to comply with trail corridor
 232 provisions of K.C.C. chapter 21A.14.

233

234 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (1)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
801-04	Doctor's Office/ Outpatient Clinic				C2	P2 C		P3 P4 C5 C6 C7	P4 P5 C6 C7	P	P	P	P	P

235 1. Subject to review and approval of conditions to comply with trail corridor
 236 provisions of K.C.C. chapter 21A.14.

237 2. Only as a reuse of a public school facility or surplus nonresidential facility
 238 subject to K.C.C. chapter 21A.32.

239 3. Only in the urban area, as a reuse of a public school facility or surplus
 240 nonresidential facility subject to K.C.C. chapter 21A.32.

241 4. Only in a rural town, as a reuse of a public school facility and subject to
 242 K.C.C. chapter 21A.32. Before filing an application with the department, the applicant
 243 shall hold a community meeting in accordance with K.C.C. 20.20.035.

244 5. Only in the urban area.

245 6. Outside of the urban area, only as a reuse of a surplus nonresidential facility
 246 subject to K.C.C. chapter 21A.32.
 247 7. Only in a rural town, subject to the requirements in K.C.C. 21A.12.250.
 248

249 **Effect:**

- 250 - Add back community meeting requirement when a doctor's office/outpatient
- 251 clinic is a reuse of a public school facility in the R-4 to R-48 zones in a rural
- 252 town, where it would also be allowed a Permitted use.
- 253 - Add back requirement that doctor's office/outpatient clinics in the R-4 to R-48
- 254 zones in a rural town comply with K.C.C. 21A.12.250 (which would no longer be
- 255 repealed), which requires:
 - 256 o The use to be within ¼ mile of a rural town, unincorporated activity
 - 257 center, community business center or neighborhood business center and
 - 258 less than one mile from another commercial establishment;
 - 259 o To be located either in an existing single detached residence, or in a
 - 260 mixed-use development where 100% of the units are affordable to
 - 261 households with incomes at or below 60% AMI and on-site supportive
 - 262 services are provided;
 - 263 o Maximum on-site parking is 2 spaces per 1,000 square feet and required
 - 264 parking is not located between the building and the street;
 - 265 o Sign and landscaping requirements are met.

Nursing And Personal Care Services

270 **Executive's transmittal and existing code**
 271 **K.C.C. 21A.08.050, General Services Land Uses - Page 197, line 4175**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
805	Nursing and Personal Care Facilities							C		P	P		

272
 273 **Striking Amendment S1**
 274 **K.C.C. 21A.08.xxx, Health Care Services and Residential Care Services Land Uses - Page 263, line 5635**

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
805	Nursing and Personal Care Facilities							P1 C	P	P	P	P	P	

275 1. Only as a reuse of a public school facility or surplus nonresidential facility
 276 subject to K.C.C. chapter 21A.32.
 277

278 **This line amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (1)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I

805	Nursing and Personal Care Facilities							P3 C5	P5 C	P5	P	P	P5	
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3. Only in the urban area, as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.

5. Only in the urban area.

Effect:

- Removes an allowance for nursing and personal care facilities to be a Permitted use in the R-12 through R-48, NB, and O zones when outside the urban area.
- Adds back conditional use permit option for nursing and personal care facilities in the R-12 through R-48 zones.
- Removes an allowance for nursing and personal care facilities to be allowed in the R-4 through R-8 zones outside the urban area.

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Other Residential Care

Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 197, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P	P	P	P	

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2. Except SIC Industry Group Nos.:

- a. 835-Day Care Services, and
- b. Community residential facilities.

12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

13.a. Except as otherwise provided in subsection B.13.b. of this section, only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

b. Allowed for a social service agency on a site in the NB zone that serves transitional or low-income housing located within three hundred feet of the site on which the social service agency is located.

c. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

31. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone.

Striking Amendment S1

K.C.C. 21A.08.xxx, Health Care Services and Residential Care Services Land Uses - Page 263, line 5635

SIC #	SPECIFIC LAND USE	A	F	M	RA (19)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
836	Other Residential Care (14)							C	P	P	P	P	P	

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14. Excluding residential care uses classified elsewhere in this chapter.

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Council Staff Comments: In Striking Amendment S1, "other residential care" in SIC 836 is broken out from the main "social service" use in SIC Major Group 83 due to the broad category of uses covered under this major group and the similarities between SIC 836 and other uses under the "residential care" grouping in this table.

This line amendment

SIC #	SPECIFIC LAND USE	A	F	M	RA (I)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
836	Other Residential Care (19)							C	P4 P5 P20 C	P	P	P	P	

- 322 4. Only in a rural town, as a reuse of a public school facility and subject to
 323 K.C.C. chapter 21A.32. Before filing an application with the department, the applicant
 324 shall hold a community meeting in accordance with K.C.C. 20.20.035.
 325 5. Only in the urban area.
 326 19. Excluding residential care uses classified elsewhere in this chapter.
 327 20. Only in a rural town, as a reuse of a surplus nonresidential facility and
 328 subject to K.C.C. chapter 21A.32. Before filing an application with the department, the
 329 applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

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 331

Effect:

- 332 - Adds back an existing allowance for other residential care uses in the R-12
 333 through R-48 zones in a rural town:
 334 ○ As a permitted use, either as a reuse of a public school facility or surplus
 335 nonresidential facility, and with a preapplication community meeting; or
 336 ○ With a CUP.

12/9/24

Commercial Uses in R Zones
if Amd 3 passes
(PO)

[J. Ngo]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 Beginning on page 271, strike lines 5790 through 5791, and insert:

4 "A. (~~General services~~) Personal services and temporary lodging land uses.

(P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL					COMMERCIAL/INDUSTRIAL			
SIC#	SPECIFIC LAND USE	A	F	M	RA (31)	UR	<u>R-1</u>	((R1-8)) <u>R-4</u> -R-8	R-12 <u>R-48</u>	N B	CB	RB	O	I
	PERSONAL SERVICES:													
((72	General Personal Service							C-25 C37	C25 C37	P	P	P	P3	P3)
*	Sports Club (8)				C3	P6 C7	P6 C3 C7	P6 C3 C7	P6 C3 C7	P6 C	P	P		

* _	<u>Specialized</u> <u>Instruction</u> <u>School</u>		<u>P1</u> <u>8</u>		<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P17</u>	<u>P</u> <u>38</u>
<u>7231</u> <u>7241</u>	<u>Beauty and</u> <u>Barber Shops</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>7251</u>	<u>Shoe Repair</u> <u>Shops</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>7211</u> <u>7213</u> <u>7215</u> <u>7219</u>	<u>Laundry,</u> <u>Cleaning, and</u> <u>Garment</u> <u>Services</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>7212</u>	<u>Drycleaner and</u> <u>Garment</u> <u>Pressing</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
7216	Drycleaning Plants												<u>P</u>	
<u>7217</u>	<u>Carpet and</u> <u>Upholstery</u> <u>Cleaning</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
7218	Industrial Launderers												<u>P</u>	
7261	Funeral Home/Cremat ory				<u>C4</u>	<u>C4</u>	<u>C4</u>	<u>C4</u>		<u>P</u>	<u>P</u>			
*	Cemetery, Columbarium or Mausoleum (5)			<u>P24</u> <u>C((5</u> <u>and</u> <u>34))</u>	<u>P24</u> <u>C((5</u> <u>)</u>	<u>P24</u> <u>C</u>	<u>P24</u> <u>C((5</u> <u>)</u>	<u>P24</u> <u>C((5))</u>	<u>P2</u> <u>4</u>	<u>P24</u>	<u>P24</u> <u>C((5</u> <u>)</u>	<u>P24</u>		

*	((Day Care)) <u>Daycare I and II</u>	P((6)) <u>40</u>			P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>
((#	Day Care II				P8 <u>€</u>	P8 <u>€</u>		P8 <u>€</u>	P8 <u>€</u>	P <u>0</u>	P <u>0</u>	P <u>0</u>	P7 <u>0</u>	P7 <u>0</u>
074	Veterinary <u>Clinic</u>	P9 <u>0</u>			P9 <u>€10</u>	P9 <u>€10</u>				P10 <u>0</u>	P10 <u>0</u>	P10 <u>0</u>		P)) <u>0</u>
753	Automotive Repair (1)									P1 <u>1</u>	P <u>1</u>	P <u>1</u>		P <u>1</u>
754	Automotive Service									P1 <u>1</u>	P <u>1</u>	P <u>1</u>		P <u>1</u>
76	Miscellaneous Repair (44)				P32 <u>€31</u>	P32 <u>€</u>	P32 <u>€</u>	P32 <u>€</u>	P32 <u>€</u>	P3 <u>2</u>	P <u>2</u>	P <u>2</u>		P <u>2</u>
((866)) <u>*</u>	((Church, <u>Synagogue,</u> Temple)) <u>Religious</u> <u>Facility</u>				P12 <u>C27</u>	P12 <u>C</u>	P12 <u>C</u>	P12 <u>C</u>	P12 <u>C</u>	P <u>0</u>	P <u>0</u>	P <u>0</u>	P <u>0</u>	
((83	Social <u>Services (2)</u>				P12 <u>€31</u>	P12 <u>€</u>		P12 <u>€</u>	P12 <u>€</u>	P <u>0</u>	P <u>0</u>	P <u>0</u>	P)) <u>0</u>	
<u>074</u>	<u>Veterinary</u> <u>Clinic</u>	<u>P9</u> <u>0</u>			<u>P9</u> <u>€10</u>	<u>P9</u> <u>€10</u>				<u>P10</u> <u>0</u>	<u>P10</u> <u>0</u>	<u>P10</u> <u>0</u>		<u>P</u> <u>0</u>
0752	Animal ((s))Specialty ((s))Services				C <u>P35</u>	C <u>P36</u>				P <u>0</u>	P <u>0</u>	P <u>0</u>	P <u>0</u>	P <u>0</u>
((#	Stable	P1 <u>4</u> <u>€</u>			P14 <u>€31</u>	P14 <u>€</u>		P14 <u>€</u>						P)) <u>0</u>

*	Commercial Kennel or Commercial Cattery	P4 2			C43	C43					C43	P43		
* _	<u>Dog Training Facility</u>	<u>C3</u> 4			<u>C34</u>	<u>C34</u>			<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
((#	Theatrical Production Services										P30	P28		
<u>7221</u>	<u>Portrait Photographic Studios</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
*	Artist Studios				P28	P28	<u>P28</u>	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	<u>P21</u>	P21	P21	P2	P22	P	P21	P
((#	Dog training facility	C3 4			C34	C34				P	P	P		P
	HEALTH SERVICES:													
801-04	Office/Outpati ent Clinic				P12 C13a	P12 C13a		P12 C13a C37	P12 C13a C37	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P			
806	Hospital						C13a	C13a		P	P	C		
807	Medical/Denta l Lab									P	P	P	P	

808-09	Miscellaneous Health									P	P	P))		
	TEMPORAR Y LODGING:													
7011	Hotel/Motel (14)									P	P	P		
*	Bed and Breakfast Guesthouse	P1 5			P15	P15	P15	P15	P15	P1	P16	P16		
7041	Organization Hotel/Lodging Houses						P23					P		
	((EDUCATIO N SERVICES:													
*	Elementary School				P39 P40	P		P	P		P16 P40	P16 P40	P16 P40	
*	Middle/Junior High School				P40 C39 and 31	P		P	P		P16 C40	P16 C40	P16 C40	
*	Secondary or High School				C39 and 31 C41 and 31	P26		P26	P26		P16 C15	P16 C15	P16	
*	Vocational School					P13a C		P13a C	P13a C			P15	P17	P
*	Specialized Instruction School		P1 8		P19 C20 and 31	P19 C20		P19 C20	P19 C20	P	P	P	P17	P 38

*	School District					P23		P23	P23	C1	P15	P15	P15	P15
	Support Facility					€		€	€	§))

5 B. Development conditions."

6

7 On page 276, beginning on line 5802, strike lines 5802 through 5814, and insert:

8 ~~"e. 217-Carpet and Upholstery Cleaning-))~~ Only outside the urban area and
9 subject to the following:

10 a. Not allowed in the RA-10 or RA-20 zones.

11 b. The bulk and scale shall be compatible with residential or the rural character
12 of the area;

13 c. The gross floor area shall not exceed ten thousand square feet unless the
14 building is on the same site or adjacent to a site where a public facility is located; and

15 d. Use is limited to residents of a specified residential development or to
16 sports clubs providing supervised instructional or athletic programs."

17

18 On page 277, strike lines 5819 through 5837, and insert:

19 ~~"6. ((Only as accessory to residential use, and:~~

20 a. ~~Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
21 ~~with no openings except for gates, and have a minimum height of six feet; and~~

22 b. ~~Outdoor play equipment shall maintain a minimum distance of twenty feet~~
23 ~~from property lines adjoining rural area and residential zones-))~~ Only in the urban area

24 and subject to the following:

25 a. Limited to a maximum of two thousand five hundred square feet of gross
26 floor area;

27 b. Amplified noise is prohibited;

28 c. The maximum on-site parking ratio shall be two spaces per one thousand
29 square feet and required parking shall not be located between the building and the street;
30 and

31 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

32 7. (~~Permitted as an accessory use. See commercial/industrial accessory, K.C.C.~~
33 ~~21A.08.060.A.)~~ Only in the urban area and subject to the following:

34 a. Amplified noise is prohibited;

35 b. Limited to a maximum of ten thousand square feet of gross floor area unless
36 the building either is on the same site or adjacent to a site where a public facility is
37 located or is nonprofit facility located in the urban area; and

38 c. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."

39

40 On page 279, strike line 5878, and insert:

41 "~~community meeting in accordance with K.C.C. 20.20.035)~~ Only in the urban area and

42 subject to the following:

43 a. Limited to a maximum of five thousand square feet of gross floor area;

44 b. Amplified noise is prohibited;

45 c. The maximum on-site parking ratio shall be two spaces per one thousand
46 square feet and required parking shall not be located between the building and the street;
47 and

48 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."

49 On page 283, beginning on line 5960, strike lines 5960 through 5967, and insert:

50 "25.a. (~~Not permitted in R-1 and~~) Outside of the urban area, limited to a
 51 maximum of five thousand square feet per establishment and subject to the additional
 52 requirements in K.C.C. 21A.12.230."

53

54 On page 286, beginning on line 6022, strike lines 6022 and 6023, and insert:

55 "37. (~~Not permitted in R-1 and s~~)Subject to the additional requirements in
 56 K.C.C. 21A.12.250."

57

58 Beginning on page 302, strike lines 6288 through 6289, and insert:

59 "A. Retail land uses.

(P-Permitted Use		RESOURCE			RU	RESIDENTIAL				COMMERCIAL/INDUSTRIAL)				
C-Conditional Use					RA									
S-Special Use														
SI	SPECIFIC	A	F	M	RA	UR	<u>R-1</u>	((R-1	R-2	NB	CB	RB	O	I
C#	LAND USE							-8))	12 =					((3
								<u>R-4</u>	<u>R-</u>					0))
								-R-	48					
								<u>8</u>						
*	Building Materials and Hardware Stores		P23							P2	P	P		
*	Retail Nursery, Garden	P1 C1			P1 C1					<u>P18</u>	P	P		

	Center, and Farm Supply Stores													
*	Forest Products Sales	P3 and 4	P4		P3 and 4							P		
*	Department and Variety Stores						<u>P30</u> C14 a <u>C31</u>	P14 <u>P32</u>	P5	P	P			
54	Food Stores				<u>C17</u>		<u>P30</u> C15 a <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P	C	P6	
*	Agricultural Product Sales (28)							P25	P25	P25	P2 5	P2 5	P2 5	
*	Farmers Market	P24	P24		P24	P24	<u>P24</u>	P24	P24	P24	P24	P2 4	P2 4	P2 4
*	Motor Vehicle and Boat Dealers											P8		P
55 3	Auto Supply Stores										P9	P9		P
55 4	Gasoline Service Stations								P	P	P			P
56	Apparel and Accessory Stores										P	P		

*	Furniture and Home Furnishings Stores										P	P		
58	Eating and Drinking Places				P21 C19		<u>P20</u>	P20 <u>P30</u> C16 <u>C31</u>	P20 P16 <u>P32</u>	P10	P	P	P	P
*	Remote Tasting Room				P13						P7	P7		
*	Drug Stores							<u>P30</u> C15 <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P	C	
*	((Marijuana)) <u>Cannabis</u> retailer										P26 C27	P2 6 C2 7		
59 2	Liquor Stores										P	P		
59 3	Used Goods: Antiques/ Secondhand Shops										P	P		
*	Sporting Goods and Related Stores			P2 2 and 29	P22 and 29	P22 and 29	<u>P22</u> and <u>29</u>	P22 and 29	P22 and 29	P22 and 29	P29	P2 9	P2 2 and 29	P2 2 and 29
*	Book, Stationery, Video, and							<u>P30</u> C15 a <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P		

	Art Supply Stores												
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								<u>P18</u>	P	P		
*	Photographic and Electronic Shops								<u>P18</u>	P	P		
*	Fabric Shops									P	P		
59 8	Fuel Dealers									C11	P		P
*	Florist Shops						<u>P30</u> C15 a <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								<u>P18</u>	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P1 2		P
*	Livestock Sales (28)												P

60

B. Development conditions."

61

62 Beginning on page 307, strike lines 6320 through 6359, and insert:

63 "14.a. (~~Not in R-1 and~~) Outside of the urban area, limited to SIC Industry No.
64 5331-Variety Stores, limited to a maximum of five thousand square feet of gross floor
65 area, and subject to K.C.C. 21A.12.230; and

66 b. Before filing an application with the department, the applicant shall hold a
67 community meeting in accordance with K.C.C. 20.20.035.

68 15.~~((a. Not permitted in R-1 and~~) Outside of the urban area, limited to a
69 maximum of five thousand square feet of gross floor area and subject to K.C.C.
70 21A.12.230; and

71 b. Before filing an application with the department, the applicant shall hold a
72 community meeting in accordance with K.C.C. 20.20.035.

73 16.a. (~~Not permitted in R-1 and e~~)Excluding SIC Industry No. 5813-Drinking
74 Places, and limited to a maximum of five thousand square feet of gross floor area, and
75 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

76 b. Before filing an application with the department, the applicant shall hold a
77 community meeting in accordance with K.C.C. 20.20.035."

78

79 On page 316, after line 6511, insert:

80 "30. In the urban area, subject to the following:

81 a. Limited to a maximum of one thousand square feet of gross floor area;

82 b. Drive-throughs are prohibited, except for detached buildings for eating and
83 drinking places that do not exceed two hundred square feet and are located at an
84 intersection with an arterial;

85 c. Amplified noise is prohibited;

86 d. The maximum on-site parking ratio shall be two spaces per one thousand
87 square feet and required parking shall not be located between the building and the street;
88 and

89 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

90 31. In the urban area, subject to the following:

91 a. Limited to a maximum of two thousand five hundred square feet of gross
92 floor area;

93 b. Drive-throughs are prohibited, except for detached buildings for eating and
94 drinking places that do not exceed two hundred square feet and are located at an
95 intersection with an arterial;

96 c. Amplified noise is prohibited;

97 d. The maximum on-site parking ratio shall be two spaces per one thousand
98 square feet and required parking shall not be located between the building and the street;
99 and

100 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

101 32. In the urban area, subject to the following:

102 a. Limited to a maximum of five thousand square feet of gross floor area;

103 b. Drive-throughs are prohibited, except for detached buildings for eating and
104 drinking places that do not exceed two hundred square feet and are located at an
105 intersection with an arterial;

106 c. Amplified noise is prohibited;

107 d. The maximum on-site parking ratio shall be two spaces per one thousand
108 square feet and required parking shall not be located between the building and the street;
109 and

110 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."

111

112 On page 518, after line 10156, insert:

113 "SECTION 239. Ordinance 10870, Section 360, as amended, and K.C.C.

114 21A.12.230 are hereby amended as follows:

115 ~~((The general))~~ In the R-4 through R-48 zones outside the urban area, personal
116 service uses ~~((#))~~ in SIC ~~((#))~~ Major Group 72 ~~((except 7216, 7218 and 7261))~~ listed in
117 K.C.C. 21A.08.050 and ~~((the))~~ retail uses, except agricultural ~~((crop))~~ product sales,
118 listed in K.C.C. 21A.08.070 ~~((which are located in the R-4 through R-48 zones))~~ shall be
119 subject to the following requirements:

120 A. Each individual establishment shall not exceed ~~((5,000))~~ five thousand square
121 feet of gross floor area and the combined total of all contiguous commercial
122 establishments shall not exceed ~~((15,000))~~ fifteen thousand square feet of gross floor
123 area;

124 B. Establishments shall not be located less than one mile from another
125 commercial establishment, unless located with other establishments meeting the criteria
126 in ~~((paragraph A))~~ subsection A. of this section;

127 C. Establishment sites shall abut an intersection of two public streets, each of
128 which is designated as a neighborhood collector or arterial and which has improved
129 pedestrian facilities for at least ~~((1/4th))~~ one-quarter mile from the site;

130 D. The maximum on-site parking ratios for establishments and sites shall be ((2
131 ~~per 1000~~) two per one thousand square feet and required parking shall not be located
132 between the building(s) and the street; and

133 E. Buildings shall comply with the building facade modulation and roofline
134 variation requirements in K.C.C. ((21A.14.080 and .090)) 21A.14.070 and at least one
135 facade of the building shall be located within five feet of the sidewalk.

136 F. If the personal service or retail use is located in a building with ((~~multifamily~~)
137 residential uses, then the commercial use shall be on the ground floor and shall not
138 exceed ((~~25~~) twenty-five percent of the total floor area of the building.

139 G. Sign and landscaping standards for the use apply."
140

141 On page 825, strike line 16248.
142

143 Renumber the remaining sections consecutively and update any internal references
144 accordingly.
145

146 **EFFECT prepared by J. Ngo:** This amendment would make the following changes:

147 **Sports clubs:**

- 148 - In the RA zone, remove specific conditions for amplified noise and hours of
149 operation limitations, which would instead be reviewed during the conditional use
150 permit process.
- 151 - Outside the urban area, in the R-1 through R-48, and NB zones:
 - 152 o Remove an allowance for sports clubs as a Permitted use.
 - 153 o As a Conditional use:
 - 154 ■ Add back a requirement for bulk and scale to be compatible with
155 the character of the area.
 - 156 ■ Remove specific conditions for amplified noise and hours of
157 operation limitations, which would instead be reviewed during the
158 conditional use permit process.

- 159 ▪ Add back a requirement limiting the use to residents of a specified
160 residential development or sports clubs providing supervised
161 instructional or athletic programs.
162

163 **Beauty and Barber Shops; Shoe Repair Shops; Laundry, Cleaning, and Garment**
164 **Services; Drycleaners and Garment Pressing; and Portrait Photographic Studios:**

- 165 - Outside of the urban area, the R-4 through R-8 zones:
166 ○ Remove an allowance for these uses, when less than 2,500 sf in size, to be
167 a Permitted use with conditions.
168 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
169 subject to K.C.C. 21A.12.230, to be a Conditional use.
170 ○ Add back an allowance for these uses, with no size limitation, when
171 subject to K.C.C. 21A.12.250, to be a Conditional use.
172 - Outside of the urban area, in the R-12 through R-48 zones:
173 ○ Remove an allowance for these uses, when less than 5,000 sf in size, to be
174 a Permitted use with conditions.
175 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
176 subject to K.C.C. 21A.12.230, to be a Conditional use.
177 ○ Add back an allowance for these uses, with no size limitation, when
178 subject to K.C.C. 21A.12.250, to be a Conditional use.
179

180 **Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art**
181 **Supply Stores; and Florist Shops:**

- 182 - Outside of the urban area, in the R-4 through R-8 zones:
183 ○ Remove an allowance for these uses, when less than 1,000 sf in size, to be
184 a Permitted use with conditions.
185 ○ As a Conditional use:
186 ▪ Add back in a requirement to comply with K.C.C. 21A.12.230.
187 ▪ Increase the size limitation from 2,500 sf back to 5,000 sf.
188 - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use:
189 ○ Add back in a requirement to comply with K.C.C. 21A.12.230 and a
190 community meeting requirement.
191 ○ Remove provisions that would prohibit on drive-throughs, limit amplified
192 noise, and limit the hours of operation.
193

194 **Eating And Drinking Places and Drug Stores:**

- 195 - Outside of the urban area, in the R-4 through R-8 zone:
196 ○ Remove an allowance for these uses, when less than 1,000 sf in size, to be
197 a Permitted use with conditions.
198 ○ As a Conditional use:
199 ▪ Add back in a requirement to comply with K.C.C. 21A.12.230 and
200 a community meeting requirement.
201 ▪ Increase the size limitation from 2,500 sf back to 5,000 sf.
202 ○ Remove provisions that would prohibit drive-throughs of eating and
203 drinking places larger than 200 sf and prohibit them at the intersection of
204 an arterial, limit amplified noise, and limit the hours of operation.

- 205 - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use:
206 ○ Remove provisions that would prohibit on drive-throughs of eating and
207 drinking places larger than 200 sf and not at the intersection of an arterial,
208 limit amplified noise, and limit the hours of operation.
209 ○ Add back in a requirement to comply with K.C.C. 21A.12.230 and a
210 community meeting requirement.

211

212 **K.C.C. 21A.12.230:**

- 213 - Removes the repeal of K.C.C. 21A.12.230, limits the section to the rural R-4
214 through R-48 zones, and makes technical corrections to K.C.C. 21A.12.230.
215 K.C.C. 21A.12.230 concerns the maximum size limitation, location, minimum
216 spacing requirements, parking, building and roofline modulation, and other design
217 standards for personal services and retail use in the R-4 through R-48 zones
218 outside the urban area.

219

COMPARISON SUMMARY

Sports Clubs

Executive's transmittal and existing code

K.C.C. 21A.08.040, Recreation and Cultural Land Uses - Page 181, line 3889

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Sports Club (17)				C4 and 18	C4	C4	C4	C	P	P		

4. Not permitted in the RA-10 or RA-20 zones. 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 ten thousand 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.

17. Only for stand-alone sports clubs that are not part of a park.

18. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone.

Striking Amendment S1

K.C.C. 21A.08.050 Personal Services and Lodging Land Uses - Page 271, line 5790

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Sports Club (8)				C3	P6 C7	P6 C7	P6 C7	P6 C7	P6 C	P	P		

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; and

e. 217 Carpet and Upholstery Cleaning.)) Subject to the following:

a. Not ((permitted)) allowed in the RA-10 or RA-20 zones. ((Limited to recreation facilities subject to the following conditions and limitations:))

((~~a.~~) b. The bulk and scale shall be compatible with ((~~residential or~~)) the rural character of the area;

((~~b. For sports clubs, t~~)) c. The gross floor area shall not exceed ten thousand 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~~

e-)) d. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs;

e. Outdoor amplified noise is not allowed; and

f. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

259 6. (~~Only as accessory to residential use, and:~~
 260 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
 261 ~~with no openings except for gates, and have a minimum height of six feet; and~~
 262 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
 263 ~~from property lines adjoining rural area and residential zones.)) Subject to the following:
 264 a. Limited to a maximum of two thousand five hundred square feet of gross
 265 floor area;
 266 b. Amplified noise is prohibited;
 267 c. The maximum on-site parking ratio shall be two spaces per one thousand
 268 square feet and required parking shall not be located between the building and the street;
 269 and
 270 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
 271 7. (~~Permitted as an accessory use. See commercial/industrial accessory,~~
 272 ~~K.C.C. 21A.08.060.A.) Subject to the following:~~
 273 a. Amplified noise is prohibited;
 274 b. Limited to a maximum of ten thousand square feet of gross floor area unless
 275 the building either is on the same site or adjacent to a site where a public facility is
 276 located or is nonprofit facility located in the urban area; and
 277 c. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
 278 8. ~~Only ((as a reuse of a public school facility subject to K.C.C. chapter 21A.32,~~
 279 ~~or an accessory use to a school, church, park, sport club or public housing administered~~
 280 ~~by a public agency, and:~~
 281 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
 282 ~~with no openings except for gates and have a minimum height of six feet;~~
 283 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
 284 ~~from property lines adjoining rural area and residential zones;~~
 285 ~~c. Direct access to a developed arterial street shall be required in any~~
 286 ~~residential zone; and~~
 287 ~~d. Hours of operation may be restricted to assure compatibility with~~
 288 ~~surrounding development)) for standalone sports clubs that are not part of a park.~~
 289 31. Subject to review and approval of conditions to comply with trail corridor
 290 provisions of K.C.C. chapter 21A.14 ((when located in an RA zone)).
 291~~

292 **Council Staff Comments:** For development condition 3, the text starting with a. (line
 293 233 through 244 above) should have been shown as new underline text and language
 294 shown as struck-out should have been deleted because this text is moved from the
 295 recreation and cultural table to the general personal. This is corrected in this line
 296 amendment (in addition to the other changes that this line amendment makes).
 297

298 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Sports Club (8)</u>				<u>C3</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C3</u> <u>C7</u>	<u>P6</u> <u>C3</u> <u>C7</u>	<u>P6</u> <u>C3</u> <u>C7</u>	<u>P6</u> <u>C</u>	<u>P</u>	<u>P</u>		

299 3. (~~Limited to SIC Industry Group and Industry Nos.:~~
 300 ~~a. 723 Beauty Shops;~~

301 ~~b. 724 Barber Shops;~~
302 ~~e. 725 Shoe Repair Shops and Shoeshine Parlors;~~
303 ~~d. 7212 Garment Pressing and Agents for Laundries and Drycleaners; and~~
304 ~~e. 217 Carpet and Upholstery Cleaning.)) "e. 217 Carpet and Upholstery Cleaning.))~~
305 Only outside the urban area and subject to the following:
306 a. Not allowed in the RA-10 or RA-20 zones.
307 b. The bulk and scale shall be compatible with residential or the rural
308 character of the area;
309 c. The gross floor area shall not exceed ten thousand square feet unless the
310 building is on the same site or adjacent to a site where a public facility is located; and
311 d. Use is limited to residents of a specified residential development or to
312 sports clubs providing supervised instructional or athletic programs.
313 ~~6. ((Only as accessory to residential use, and:~~
314 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
315 ~~with no openings except for gates, and have a minimum height of six feet; and~~
316 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
317 ~~from property lines adjoining rural area and residential zones.)) Only in the urban area~~
318 ~~and subject to the following:~~
319 a. Limited to a maximum of two thousand five hundred square feet of gross
320 floor area;
321 b. Amplified noise is prohibited;
322 c. The maximum on-site parking ratio shall be two spaces per one thousand
323 square feet and required parking shall not be located between the building and the street;
324 and
325 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
326 ~~7. ((Permitted as an accessory use. See commercial/industrial accessory,~~
327 ~~K.C.C. 21A.08.060.A.)) Only in the urban area and subject to the following:~~
328 a. Amplified noise is prohibited;
329 b. Limited to a maximum of ten thousand square feet of gross floor area unless
330 the building either is on the same site or adjacent to a site where a public facility is
331 located or is nonprofit facility located in the urban area; and
332 c. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."
333 ~~8. Only ((as a reuse of a public school facility subject to K.C.C. chapter 21A.32,~~
334 ~~or an accessory use to a school, church, park, sport club or public housing administered~~
335 ~~by a public agency, and:~~
336 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
337 ~~with no openings except for gates and have a minimum height of six feet;~~
338 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
339 ~~from property lines adjoining rural area and residential zones;~~
340 ~~c. Direct access to a developed arterial street shall be required in any~~
341 ~~residential zone; and~~
342 d. Hours of operation may be restricted to assure compatibility with
343 surrounding development)) for standalone sports clubs that are not part of a park.
344
345

Effect:

- 346 - In the RA zone, remove specific conditions for amplified noise and hours of
- 347 operation limitations, which would instead be reviewed during the conditional use
- 348 permit process.
- 349 - Outside the urban area, in the R-1 through R-48, and NB zones:
- 350 o Remove an allowance for sports clubs as a Permitted use.
- 351 o As a Conditional use:
- 352 ▪ Add back a requirement for bulk and scale to be compatible with
- 353 the character of the area.
- 354 ▪ Remove specific conditions for amplified noise and hours of
- 355 operation limitations, which would instead be reviewed during the
- 356 conditional use permit process.
- 357 ▪ Add back a requirement limiting the use to residents of a specified
- 358 residential development or sports clubs providing supervised
- 359 instructional or athletic programs.

**Beauty And Barber Shops; Shoe Repair Shops; Laundry, Cleaning, And
Garment Services; Drycleaners And Garment Pressing; And Portrait
Photographic Studios**

365 **Executive's transmittal and existing code**
 366 **K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175**

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
72	General Personal Service						C25 C37	C25 C37	P	P	P	P3	P3
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		

- 367 3. Limited to SIC Industry Group and Industry Nos.:
- 368 a. 723-Beauty Shops;
- 369 b. 724-Barber Shops;
- 370 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 371 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 372 e. 217-Carpet and Upholstery Cleaning.
- 373 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 374 property is located within a designated unincorporated Rural Town.
- 375 25. Not permitted in R-1 and limited to a maximum of five thousand square feet
- 376 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.
- 377 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.
- 378 21A.12.250.

380 **Council Staff Comments:** In the Executive's transmittal and existing code, General
 381 Personal Service includes all of the uses in [SIC 72](#), which are the following uses:

382 Industry Group 721: Laundry, Cleaning, And Garment Services

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- 7211 [Power Laundries, Family and Commercial](#)
 - 7212 [Garment Pressing, and Agents for Laundries and Drycleaners](#)
 - 7213 [Linen Supply](#)
 - 7215 [Coin-Operated Laundries and Drycleaning](#)
 - 7216 [Drycleaning Plants, Except Rug Cleaning](#)
 - 7217 [Carpet and Upholstery Cleaning](#)
 - 7218 [Industrial Launderers](#)
 - 7219 [Laundry and Garment Services, Not Elsewhere Classified](#)
- Industry Group 722: Photographic Studios, Portrait
- 7221 [Photographic Studios, Portrait](#)
- Industry Group 723: Beauty Shops
- 7231 [Beauty Shops](#)
- Industry Group 724: Barber Shops
- 7241 [Barber Shops](#)
- Industry Group 725: Shoe Repair Shops And Shoeshine Parlors
- 7251 [Shoe Repair Shops and Shoeshine Parlors](#)
- Industry Group 726: Funeral Service And Crematories
- 7261 [Funeral Service and Crematories](#)
- Industry Group 729: Miscellaneous Personal Services
- 7291 [Tax Return Preparation Services](#)
 - 7299 [Miscellaneous Personal Services, Not Elsewhere Classified](#)

Striking Amendment S1
K.C.C. 21A.08.050 Personal Services and Lodging Land Uses - Page 271, line 5790

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
((72	General Personal Service							C25 C37	C25 C37	P	P	P	P3	P3
7231	Beauty and Barber Shops							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7241														
7251	Shoe Repair Shops							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7211	Laundry, Cleaning, and Garment Services							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7213														
7215														
7219														
7212	Drycleaner and Garment Pressing							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((7216	Drycleaning Plants													<u>P</u>
7217	Carpet and Upholstery Cleaning									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((7218	Industrial Launderers													<u>P</u>
7261	Funeral Home/Crematory					<u>C4</u>	<u>C4</u>	<u>C4</u>	<u>C4</u>		<u>P</u>	<u>P</u>		
7221	Portrait Photographic Studios							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

408 4. Only as accessory to a cemetery(~~and prohibited from the UR zone only if~~
409 ~~the property is located within a designated unincorporated Rural Town)).~~
410 6. ((Only as accessory to residential use, and:

411 *a. Outdoor play areas shall be completely enclosed by a solid wall or fence,*
412 *with no openings except for gates, and have a minimum height of six feet; and*
413 *b. Outdoor play equipment shall maintain a minimum distance of twenty feet*
414 *from property lines adjoining rural area and residential zones.)) Subject to the following:*
415 *a. Limited to a maximum of two thousand five hundred square feet of gross*
416 *floor area;*
417 *b. Amplified noise is prohibited;*
418 *c. The maximum on-site parking ratio shall be two spaces per one thousand*
419 *square feet and required parking shall not be located between the building and the street;*
420 *and*
421 *d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.*
422 *25.a. ((Not permitted in R-1 and I)) Limited to a maximum of five thousand*
423 *square feet ((per establishment and subject to the additional requirements in K.C.C.*
424 *21A.12.230.)) in the R-12 through R-48 zones;*
425 *b. Amplified noise is prohibited;*
426 *c. The maximum on-site parking ratio shall be two spaces per one thousand*
427 *square feet and required parking shall not be located between the building and the street;*
428 *and*
429 *d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.*
430 *31. Subject to review and approval of conditions to comply with trail corridor*
431 *provisions of K.C.C. chapter 21A.14 ((when located in an RA zone)).*
432 *37. ((Not permitted in R-1 and subject to the additional requirements in K.C.C.*
433 *21A.12.250.)) Repealed.*
434

435 **Council Staff Comments:** In Striking Amendment S1, the services listed under SIC 72
436 are broken into their individual SIC Industry numbers, if not already existing.
437

438 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
((72	<u>General Personal Service</u>							<u>C25</u> <u>C37</u>	<u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P3</u>	<u>P3</u>)
7231	<u>Beauty and Barber Shops</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7241	<u>Shoe Repair Shops</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7211	<u>Laundry, Cleaning, and Garment Services</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7213														
7215														
7219														
7212	<u>Drycleaner and Garment Pressing</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((7216	<u>Drycleaning Plants</u>													<u>P</u>)
7217	<u>Carpet and Upholstery Cleaning</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

((7218	Industrial Launderers																	P))
7261	Funeral Home/Crematory					C4	<u>C4</u>	C4	C4		P	P						
7221	Portrait Photographic Studios							<u>P6</u>	<u>P13</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					
								<u>C25</u>	<u>C25</u>									
								<u>C37</u>	<u>C37</u>									

- 439 ~~4. Only as accessory to a cemetery(, and prohibited from the UR zone only if~~
- 440 ~~the property is located within a designated unincorporated Rural Town)).~~
- 441 ~~6. ((Only as accessory to residential use, and-~~
- 442 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
- 443 ~~with no openings except for gates, and have a minimum height of six feet; and~~
- 444 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
- 445 ~~from property lines adjoining rural area and residential zones.)) Only in the urban area~~
- 446 ~~and subject to the following:~~
- 447 ~~a. Limited to a maximum of two thousand five hundred square feet of gross~~
- 448 ~~floor area;~~
- 449 ~~b. Amplified noise is prohibited;~~
- 450 ~~c. The maximum on-site parking ratio shall be two spaces per one thousand~~
- 451 ~~square feet and required parking shall not be located between the building and the street;~~
- 452 ~~and~~
- 453 ~~d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
- 454 ~~13.((a. Except as otherwise provided in subsection B.13.b. of this section, only~~
- 455 ~~as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.~~
- 456 ~~b. Allowed for a social service agency on a site in the NB zone that serves~~
- 457 ~~transitional or low-income housing located within three hundred feet of the site on which~~
- 458 ~~the social service agency is located.~~
- 459 ~~c. Before filing an application with the department, the applicant shall hold a~~
- 460 ~~community meeting in accordance with K.C.C. 20.20.035)) Only in the urban area and~~
- 461 ~~subject to the following:~~
- 462 ~~a. Limited to a maximum of five thousand square feet of gross floor area;~~
- 463 ~~b. Amplified noise is prohibited;~~
- 464 ~~c. The maximum on-site parking ratio shall be two spaces per one thousand~~
- 465 ~~square feet and required parking shall not be located between the building and the street;~~
- 466 ~~and~~
- 467 ~~d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
- 468 ~~25.a. ((Not permitted in R-1 and)) Outside of the urban area, limited to a~~
- 469 ~~maximum of five thousand square feet per establishment and subject to the additional~~
- 470 ~~requirements in K.C.C. 21A.12.230.~~
- 471 ~~31. Subject to review and approval of conditions to comply with trail corridor~~
- 472 ~~provisions of K.C.C. chapter 21A.14 ((when located in an RA zone)).~~
- 473 ~~37. ((Not permitted in R-1 and-s))Subject to the additional requirements in~~
- 474 ~~K.C.C. 21A.12.250.~~

476 **Effect:**

478 - Outside of the urban area, in the R-4 through R-8 zones:

- 479 ○ Remove an allowance for these uses, when less than 2,500 sf in size, to be
- 480 a Permitted use with conditions.
- 481 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
- 482 subject to K.C.C. 21A.12.230, to be a Conditional use.
- 483 ○ Add back an allowance for these uses, with no size limitation, when
- 484 subject to K.C.C. 21A.12.250, to be a Conditional use.
- 485 - Outside of the urban area, in the R-12 through R-48 zones:
- 486 ○ Remove an allowance for these uses, when less than 5,000 sf in size, to be
- 487 a Permitted use with conditions.
- 488 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
- 489 subject to K.C.C. 21A.12.230, to be a Conditional use.
- 490 ○ Add back an allowance for these uses, with no size limitation, when
- 491 subject to K.C.C. 21A.12.250, to be a Conditional use.

Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art Supply Stores; and Florist Shops

Executive's transmittal
K.C.C. 21A.08.070, Retail Land Uses - Page 216, line 4530

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores				C30		C15a	P15	P31	P	P	C	P6
58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P
*	Drug Stores						C15	P15	P31	P	P	C	
*	Book, Stationery, Video, and Art Supply Stores						C15a	P15	P	P	P		
*	Florist Shops						C15a	P15	P	P	P	P	

- 498 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
- 499 maximum of two thousand square feet of gross floor area.
- 500 6. Limited to a maximum of five thousand square feet of gross floor area.
- 501 10. Excluding SIC Industry No. 5813-Drinking Places.
- 502 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a
- 503 maximum of five thousand square feet of gross floor area, and subject to K.C.C.
- 504 21A.12.230; and
- 505 b. Before filing an application with the department, the applicant shall hold a
- 506 community meeting in accordance with K.C.C. 20.20.035.
- 507 15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet
- 508 of gross floor area and subject to K.C.C. 21A.12.230; and
- 509 b. Before filing an application with the department, the applicant shall hold a
- 510 community meeting in accordance with K.C.C. 20.20.035.
- 511 16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places,
- 512 and limited to a maximum of five thousand square feet of gross floor area and subject to
- 513 K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

- 514 b. Before filing an application with the department, the applicant shall hold a
515 community meeting in accordance with K.C.C. 20.20.035.
516 19. Only as:
517 a. an accessory use to a permitted manufacturing or retail land use, limited to
518 espresso stands to include sales of beverages and incidental food items, and not to include
519 drive-through sales; or
520 b. an accessory use to a recreation or multiuse park, limited to a total floor area
521 of three thousand five hundred square feet.
522 20. Only as:
523 a. an accessory use to a recreation or multiuse park; or
524 b. an accessory use to a park and limited to a total floor area of one thousand
525 five hundred square feet.
526 21. Accessory to a park, limited to a total floor area of seven hundred fifty square
527 feet.
528 30. Only within a former grange hall incorporated under chapter 24.28 RCW and
529 listed in the National Register of Historic Places or designated as a King County landmark
530 subject to K.C.C. chapter 21A.32 and if the parcel is located within one thousand feet of a
531 Rural Neighborhood Commercial Center as designated by the King County Comprehensive
532 Plan.
533 31. In rural neighborhood commercial centers, limited to ten thousand square feet
534 of gross floor area.

535
536 **Striking Amendment S1**
537 **K.C.C. 21A.08.070 Retail Land Uses - Page 302, line 6288**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Department and Variety Stores							((C14 *) P14 C15	P((14)) 16	P5	P	P		
54	Food Stores				C17			((C15 *) P14 C15	P((15)) 16	P18	P	P	C	P6
58	Eating and Drinking Places				P21 C19		P20	P20 ((C16)) P14 C15	P20 P16	P10	P	P	P	P
*	Drug Stores							P14 C15	P((15)) 16	P18	P	P	C	
*	Book, Stationery, Video, and Art Supply Stores							P14 C15((*))	P((15)) 16	P18	P	P		
*	Florist Shops							P14 C15 (*)	P((15)) 16	P18	P	P	P	

- 538
539 5. Limited to SIC Industry (~~(No.))~~ 5331-Variety Stores, and further limited to a
540 maximum of two thousand square feet of gross floor area.
541 6. Limited to a maximum of five thousand square feet of gross floor area.
542 10. Excluding SIC Industry (~~(No.))~~ 5813-Drinking Places.

543 14.a. ~~((Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,~~
544 ~~l))~~Limited to a maximum of ((five)) one thousand square feet of gross floor area;~~((and~~
545 ~~subject to K.C.C. 21A.12.230; and~~
546 ~~b. Before filing an application with the department, the applicant shall hold a~~
547 ~~community meeting in accordance with K.C.C. 20.20.035.))~~
548 ~~b. Drive-throughs are prohibited, except for detached buildings for eating and~~
549 ~~drinking places that do not exceed two hundred square feet and are located at an~~
550 ~~intersection with an arterial;~~
551 ~~c. Amplified noise is prohibited;~~
552 ~~d. The maximum on-site parking ratio shall be two spaces per one thousand~~
553 ~~square feet and required parking shall not be located between the building and the street;~~
554 ~~and~~
555 ~~e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
556 15.~~((a. Not permitted in R-1 and l))~~Limited to a maximum of ((five)) two
557 thousand five hundred square feet of gross floor area; ~~((and subject to K.C.C.~~
558 ~~21A.12.230; and~~
559 ~~b. Before filing an application with the department, the applicant shall hold a~~
560 ~~community meeting in accordance with K.C.C. 20.20.035.))~~
561 ~~b. Drive-throughs are prohibited, except for detached buildings for eating and~~
562 ~~drinking places that do not exceed two hundred square feet and are located at an~~
563 ~~intersection with an arterial;~~
564 ~~c. Amplified noise is prohibited;~~
565 ~~d. The maximum on-site parking ratio shall be two spaces per one thousand~~
566 ~~square feet and required parking shall not be located between the building and the street;~~
567 ~~and~~
568 ~~e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
569 16.a. ~~((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking~~
570 ~~Places, and l))~~Limited to a maximum of five thousand square feet of gross floor area;
571 ~~((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this~~
572 ~~section; and~~
573 ~~b. Before filing an application with the department, the applicant shall hold a~~
574 ~~community meeting in accordance with K.C.C. 20.20.035.))~~
575 ~~b. Drive-throughs are prohibited, except for detached buildings for eating and~~
576 ~~drinking places that do not exceed two hundred square feet and are located at an~~
577 ~~intersection with an arterial;~~
578 ~~c. Amplified noise is prohibited;~~
579 ~~d. The maximum on-site parking ratio shall be two spaces per one thousand~~
580 ~~square feet and required parking shall not be located between the building and the street;~~
581 ~~and~~
582 ~~e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
583 17. ~~((Repeated))~~ Only within a former grange hall incorporated under chapter
584 24.28 RCW and listed in the National Register of Historic Places or designated as a King
585 County landmark subject to K.C.C. chapter 21A.32 and if the parcel is located within one
586 thousand feet of a rural neighborhood commercial center as designated by the King
587 County Comprehensive Plan.

588 18. ~~((Repeated))~~ In rural neighborhood commercial centers, limited to fifteen
 589 thousand square feet of gross floor area.

590 19. Only as:

591 a. an accessory use to an ~~((permitted manufacturing))~~ allowed industrial or
 592 retail land use, limited to espresso stands to include sales of beverages and incidental
 593 food items, and not to include drive-through sales; or

594 b. an accessory use to a recreation or multiuse park, limited to a total floor
 595 area of three thousand five hundred square feet.

596 20. Only as:

597 a. an accessory use to a recreation or multiuse park; or

598 b. an accessory use to a park and limited to a total floor area of one thousand
 599 five hundred square feet.

600 21. Accessory to a park, limited to a total floor area of seven hundred fifty
 601 square feet.

602

603 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Department and Variety Stores							<u>P30</u> <u>C14a</u> <u>C31</u>	<u>P14</u> <u>P32</u>	<u>P5</u>	<u>P</u>	<u>P</u>		
54	Food Stores				<u>C17</u>			<u>P30</u> <u>C14a</u> <u>C31</u>	<u>P14</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P6</u>
58	Eating and Drinking Places				<u>P21</u> <u>C19</u>		<u>P20</u>	<u>P20</u> <u>P30</u> <u>C16</u> <u>C31</u>	<u>P20</u> <u>P16</u> <u>P32</u>	<u>P10</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
*	Drug Stores							<u>P30</u> <u>C15</u> <u>C31</u>	<u>P15</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>	<u>C</u>	
*	Book, Stationery, Video, and Art Supply Stores							<u>P30</u> <u>C15a</u> <u>C31</u>	<u>P15</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>		
*	Florist Shops							<u>P30</u> <u>C15a</u> <u>C31</u>	<u>P15</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>	<u>P</u>	

604 5. Limited to SIC Industry (~~No.~~) 5331-Variety Stores, and further limited to a
 605 maximum of two thousand square feet of gross floor area.

606 6. Limited to a maximum of five thousand square feet of gross floor area.

607 10. Excluding SIC Industry (~~No.~~) 5813-Drinking Places.

608 14.a. ~~((Not in R-1 and))~~ Outside of the urban area, limited to SIC Industry No.
 609 5331-Variety Stores, limited to a maximum of five thousand square feet of gross floor
 610 area, and subject to K.C.C. 21A.12.230; and

611 b. Before filing an application with the department, the applicant shall hold a
 612 community meeting in accordance with K.C.C. 20.20.035.

613

614 15. ~~((a. Not permitted in R-1 and))~~ Outside of the urban area, limited to a
 615 maximum of five thousand square feet of gross floor area and subject to K.C.C.

616 21A.12.230; and

617 b. Before filing an application with the department, the applicant shall hold a
618 community meeting in accordance with K.C.C. 20.20.035.

619 16.a. ~~((Not permitted in R-1 and e))~~ Excluding SIC Industry No. 5813-Drinking
620 Places, and limited to a maximum of five thousand square feet of gross floor area, and
621 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and
622 b. Before filing an application with the department, the applicant shall hold a
623 community meeting in accordance with K.C.C. 20.20.035.

624 17. ~~((Repealed))~~ Only within a former grange hall incorporated under chapter
625 24.28 RCW and listed in the National Register of Historic Places or designated as a King
626 County landmark subject to K.C.C. chapter 21A.32 and if the parcel is located within one
627 thousand feet of a rural neighborhood commercial center as designated by the King
628 County Comprehensive Plan.

629 18. ~~((Repealed))~~ In rural neighborhood commercial centers, limited to fifteen
630 thousand square feet of gross floor area.

631 19. Only as:
632 a. an accessory use to an ~~((permitted manufacturing))~~ allowed industrial or
633 retail land use, limited to espresso stands to include sales of beverages and incidental
634 food items, and not to include drive-through sales; or
635 b. an accessory use to a recreation or multiuse park, limited to a total floor
636 area of three thousand five hundred square feet.

637 20. Only as:
638 a. an accessory use to a recreation or multiuse park; or
639 b. an accessory use to a park and limited to a total floor area of one thousand
640 five hundred square feet.

641 21. Accessory to a park, limited to a total floor area of seven hundred fifty
642 square feet.

643 30. In the urban area, subject to the following:
644 a. Limited to a maximum of one thousand square feet of gross floor area;
645 b. Drive-throughs are prohibited, except for detached buildings for eating and
646 drinking places that do not exceed two hundred square feet and are located at an
647 intersection with an arterial;
648 c. Amplified noise is prohibited;
649 d. The maximum on-site parking ratio shall be two spaces per one thousand
650 square feet and required parking shall not be located between the building and the street;
651 and
652 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

653 31. In the urban area, subject to the following:
654 a. Limited to a maximum of two thousand five hundred square feet of gross
655 floor area;
656 b. Drive-throughs are prohibited, except for detached buildings for eating and
657 drinking places that do not exceed two hundred square feet and are located at an
658 intersection with an arterial;
659 c. Amplified noise is prohibited;
660 d. The maximum on-site parking ratio shall be two spaces per one thousand
661 square feet and required parking shall not be located between the building and the street;
662 and

- 663 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
 664 32. In the urban area, subject to the following:
 665 a. Limited to a maximum of five thousand square feet of gross floor area;
 666 b. Drive-throughs are prohibited, except for detached buildings for eating and
 667 drinking places that do not exceed two hundred square feet and are located at an
 668 intersection with an arterial;
 669 c. Amplified noise is prohibited;
 670 d. The maximum on-site parking ratio shall be two spaces per one thousand
 671 square feet and required parking shall not be located between the building and the street;
 672 and
 673 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
 674
 675

Effect:

Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art Supply Stores; and Florist Shops:

- Outside of the urban area, in the R-4 through R-8 zones:
 - o Remove an allowance for these uses, when less than 1,000 sf in size, to be a Permitted use with conditions.
 - o As a Conditional use:
 - Add back in a requirement to comply with K.C.C. 21A.12.230.
 - Increase the size limitation from 2,500 sf back to 5,000 sf.
- In the rural R-12 through R-48 zone, as a Permitted use:
 - o Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement.
 - o Remove provisions that would prohibit on drive-throughs, limit amplified noise, and limit the hours of operation.

Eating And Drinking Places and Drug Stores:

- Outside of the urban area, in the R-4 through R-8 zone:
 - o Remove an allowance for these uses, when less than 1,000 sf in size, to be a Permitted use with conditions.
 - o As a Conditional use:
 - Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement.
 - Increase the size limitation from 2,500 sf back to 5,000 sf.
 - o Remove provisions that would prohibit drive-throughs of eating and drinking places larger than 200 sf and prohibit them at the intersection of an arterial, limit amplified noise, and limit the hours of operation.
- Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use:
 - o Remove provisions that would prohibit on drive-throughs of eating and drinking places larger than 200 sf and not at the intersection of an arterial, limit amplified noise, and limit the hours of operation.
 - o Add back in a requirement to comply with K.C.C. 21A.12.230 and a community meeting requirement.

Other Changes

709 - Removes the repeal of K.C.C. 21A.12.230, limits the section to the rural R-4
710 through R-48 zones, and makes technical corrections to K.C.C. 21A.12.230.
711 K.C.C. 21A.12.230 concerns the maximum size limitation, location, minimum
712 spacing requirements, parking, building and roofline modulation, and other design
713 standards for personal services and retail use in the R-4 through R-48 zones.
714

12/9/24

Commercial Uses in R Zones
if Amd 3 fails
(PO)

[J. Ngo]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 Beginning on page 271, strike lines 5790 through 5791, and insert:

4 "A. (~~General services~~) Personal services and temporary lodging land uses.

(P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL					COMMERCIAL/INDUSTRIAL			
SIC#	SPECIFIC LAND USE	A	F	M	RA (31)	UR	<u>R-1</u>	((R1-8)) <u>R-4</u> -R-8	<u>R-12</u> <u>R-48</u>	N B	CB	RB	O	I
	PERSONAL SERVICES:													
((72	General Personal Service							C-25 C37	C25 C37	P	P	P	P3	P3)
*	Sports Club (8)				C3	P6 C7	P6 C3 C7	P6 C3 C7	P6 C3 C7	P6 C	P	P		

* _	<u>Specialized Instruction School</u>		<u>P1</u> 8		<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P19</u> <u>C20</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P17</u>	<u>P</u> 38
<u>7231</u> <u>7241</u>	<u>Beauty and Barber Shops</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7251</u>	<u>Shoe Repair Shops</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7211</u> <u>7213</u> <u>7215</u> <u>7219</u>	<u>Laundry, Cleaning, and Garment Services</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>7212</u>	<u>Drycleaner and Garment Pressing</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((<u>7216</u>	<u>Drycleaning Plants</u>													<u>P</u>))
<u>7217</u>	<u>Carpet and Upholstery Cleaning</u>								<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((<u>7218</u>	<u>Industrial Launderers</u>													<u>P</u>))
<u>7261</u>	<u>Funeral Home/Cremat ory</u>				<u>C4</u>	<u>C4</u>	<u>C4</u>	<u>C4</u>		<u>P</u>	<u>P</u>			
*	<u>Cemetery, Columbarium or Mausoleum (5)</u>				<u>P24</u> <u>C((5</u> <u>and</u> <u>34))</u>	<u>P24</u> <u>C((5</u> <u>)</u>	<u>P24</u> <u>C</u>	<u>P24</u> <u>C((5</u> <u>)</u>	<u>P24</u> <u>C((5))</u>	<u>P2</u> 4	<u>P24</u>	<u>P24</u> <u>C((5</u> <u>)</u>	<u>P24</u>	

*	((Day Care)) <u>Daycare I and II</u>	P((6)) <u>40</u>			P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P((6)) <u>2</u>	P	P	P	P	P((7)) <u>7</u>	P((7)) <u>7</u>
((#	Day Care II				P8 <u>€</u>	P8 <u>€</u>		P8 <u>€</u>	P8 <u>€</u>	P	P	P	P7 <u>7</u>	P7 <u>7</u>
074	Veterinary <u>Clinic</u>	P9 <u>40</u>			P9 <u>€10</u> <u>and 31</u>	P9 <u>€10</u>			P1 <u>0</u>	P10 <u>0</u>	P10 <u>0</u>		P)) <u>7</u>	
753	Automotive Repair (1)								P1 <u>1</u>	P	P			P <u>1</u>
754	Automotive Service								P1 <u>1</u>	P	P			P <u>1</u>
76	Miscellaneous Repair (44)				P32 <u>32</u>	P32 <u>32</u>	P32 <u>32</u>	P32 <u>32</u>	P3 <u>2</u>	P	P			P <u>2</u>
((866)) <u>*</u>	((Church, <u>Synagogue,</u> Temple)) <u>Religious</u> <u>Facility</u>				P12 <u>C27</u> ((and <u>31))</u>	P12 <u>C</u>	P12 <u>C</u>	P12 <u>C</u>	P	P	P	P		
((83	Social <u>Services (2)</u>				P12 <u>P13</u> <u>€31</u>	P12 <u>P13</u> <u>€</u>		P12 <u>P13</u> <u>€</u>	P12 <u>P13</u> <u>€</u>	P	P	P	P)) <u>2</u>	
<u>074</u>	<u>Veterinary</u> <u>Clinic</u>	<u>P9</u> <u>40</u>			<u>P9</u> <u>€10</u>	<u>P9</u> <u>€10</u>			<u>P1</u> <u>0</u>	<u>P10</u> <u>0</u>	<u>P10</u> <u>0</u>		<u>P</u> <u>7</u>	
0752	Animal ((s))Specialty ((s))Services				C <u>P35</u> <u>P36</u>	C <u>P35</u> <u>P36</u>			P	P	P	P	P	P
((#	Stable	P1 <u>4</u> <u>€</u>			P14 <u>€31</u>	P14 <u>€</u>		P14 <u>€</u>						

*	Commercial Kennel or Commercial Cattery	P4 2			C43	C43					C43	P43		
* _	<u>Dog Training Facility</u>	<u>C3</u> 4			<u>C34</u>	<u>C34</u>			<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>
((#	Theatrical Production Services										P30	P28		
<u>7221</u>	<u>Portrait Photographic Studios</u>						<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
*	Artist Studios				P28	P28	<u>P28</u>	P28	P28	P	P	P	P29	P
*	Interim Recycling Facility				P21	P21	<u>P21</u>	P21	P21	P2	P22	P	P21	P
((#	Dog training facility	C3 4			C34	C34				P	P	P		P
	HEALTH SERVICES:													
801-04	Office/Outpati ent Clinic				P12 C13a	P12 C13a		P12 C13a C37	P12 C13a C37	P	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P			
806	Hospital						C13a	C13a		P	P	C		
807	Medical/Denta l Lab									P	P	P	P	

808-09	Miscellaneous Health									P	P	P))		
	TEMPORAR Y LODGING:													
7011	Hotel/Motel (14)									P	P	P		
*	Bed and Breakfast Guesthouse	P1 5			P15	P15	P15	P15	P15	P1	P16	P16		
7041	Organization Hotel/Lodging Houses						P23					P		
	((EDUCATIO N SERVICES:													
*	Elementary School				P39 P40	P		P	P		P16 P40	P16 P40	P16 P40	
*	Middle/Junior High School				P40 C39 and 31	P		P	P		P16 C40	P16 C40	P16 C40	
*	Secondary or High School				C39 and 31 C41 and 31	P26		P26	P26		P16 C15	P16 C15	P16	
*	Vocational School					P13a C		P13a C	P13a C			P15	P17	P
*	Specialized Instruction School		P1 8		P19 C20 and 31	P19 C20		P19 C20	P19 C20	P	P	P	P17	P 38

*	School District					P23		P23	P23	C1	P15	P15	P15	P15
	Support Facility					€		€	€	§))

5 B. Development conditions."

6

7 On page 276, beginning on line 5802, strike lines 5802 through 5814, and insert:

8 ~~"e. 217-Carpet and Upholstery Cleaning-))~~ Only outside the urban area and
9 subject to the following:

10 a. Not allowed in the RA-10 or RA-20 zones.

11 b. The bulk and scale shall be compatible with residential or the rural character
12 of the area;

13 c. The gross floor area shall not exceed ten thousand square feet unless the
14 building is on the same site or adjacent to a site where a public facility is located; and

15 d. Use is limited to residents of a specified residential development or to
16 sports clubs providing supervised instructional or athletic programs."

17

18 On page 277, strike lines 5819 through 5837, and insert:

19 ~~"6. ((Only as accessory to residential use, and:~~

20 a. ~~Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
21 ~~with no openings except for gates, and have a minimum height of six feet; and~~

22 b. ~~Outdoor play equipment shall maintain a minimum distance of twenty feet~~
23 ~~from property lines adjoining rural area and residential zones-))~~ Only in the urban area

24 and subject to the following:

25 a. Limited to a maximum of two thousand five hundred square feet of gross
26 floor area;

27 b. Amplified noise is prohibited;

28 c. The maximum on-site parking ratio shall be two spaces per one thousand
29 square feet and required parking shall not be located between the building and the street;
30 and

31 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

32 7. (~~Permitted as an accessory use. See commercial/industrial accessory, K.C.C.~~
33 ~~21A.08.060.A.)~~ Only in the urban area and subject to the following:

34 a. Amplified noise is prohibited;

35 b. Limited to a maximum of ten thousand square feet of gross floor area unless
36 the building either is on the same site or adjacent to a site where a public facility is
37 located or is nonprofit facility located in the urban area; and

38 c. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."

39

40 On page 279, strike line 5878, and insert:

41 "~~community meeting in accordance with K.C.C. 20.20.035)~~ Only in the urban area and
42 subject to the following:

43 a. Limited to a maximum of five thousand square feet of gross floor area;

44 b. Amplified noise is prohibited;

45 c. The maximum on-site parking ratio shall be two spaces per one thousand
46 square feet and required parking shall not be located between the building and the street;
47 and

48 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."

49 On page 283, beginning on line 5960, strike lines 5960 through 5967, and insert:

50

51 "25.a. (~~Not permitted in R-1 and~~) Outside of the urban area, limited to a
 52 maximum of five thousand square feet per establishment and subject to the additional
 53 requirements in K.C.C. 21A.12.230."

54

55 On page 286, beginning on line 6022, strike lines 6022 and 6023, and insert:

56 "37. (~~Not permitted in R-1 and s~~)Subject to the additional requirements in
 57 K.C.C. 21A.12.250."

58

59 Beginning on page 302, strike lines 6288 through 6289, and insert:

60 "A. Retail land uses.

(P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RU	RESIDENTIAL				COMMERCIAL/INDUSTRIAL)				
SI	SPECIFIC	A	F	M	RA	UR	<u>R-1</u>	((R1	R ₂	NB	CB	RB	O	I
C#	LAND USE							-8))	12 =					((3
								<u>R-4</u>	<u>R-</u>					0))
								-R-	48					
								<u>8</u>						
*	Building Materials and Hardware Stores		P23							P2	P	P		

*	Retail Nursery, Garden Center, and Farm Supply Stores	P1 C1			P1 C1					<u>P18</u>	P	P		
*	Forest Products Sales	P3 and 4	P4		P3 and 4							P		
*	Department and Variety Stores							<u>P30</u> C14 a <u>C31</u>	P14 <u>P32</u>	P5	P	P		
54	Food Stores				<u>C17</u>			<u>P30</u> C15 a <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P	C	P6
*	Agricultural Product Sales (28)								P25	P25	P25	P2 5	P2 5	P2 5
*	Farmers Market	P24	P24		P24	P24	<u>P24</u>	P24	P24	P24	P24	P2 4	P2 4	P2 4
*	Motor Vehicle and Boat Dealers											P8		P
55 3	Auto Supply Stores										P9	P9		P
55 4	Gasoline Service Stations									P	P	P		P

56	Apparel and Accessory Stores										P	P		
*	Furniture and Home Furnishings Stores										P	P		
58	Eating and Drinking Places				P21 C19		<u>P20</u>	P20 <u>P30</u> C16 <u>C31</u>	P20 P16 <u>P32</u>	P10	P	P	P	P
*	Remote Tasting Room				P13						P7	P7		
*	Drug Stores							<u>P30</u> C15 <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P	C	
*	((Marijuana)) <u>Cannabis</u> retailer										P26 C27	P2 6 C2 7		
59 2	Liquor Stores										P	P		
59 3	Used Goods: Antiques/ Secondhand Shops										P	P		
*	Sporting Goods and Related Stores			P2 2 and 29	P22 and 29	P22 and 29	<u>P22</u> and <u>29</u>	P22 and 29	P22 and 29	P22 and 29	P29	P2 9	P2 2 and 29	P2 2 and 29

*	Book, Stationery, Video, and Art Supply Stores							<u>P30</u> C15 a <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P		
*	Jewelry Stores										P	P		
*	Monuments, Tombstones, and Gravestones											P		
*	Hobby, Toy, Game Shops									<u>P18</u>	P	P		
*	Photographic and Electronic Shops									<u>P18</u>	P	P		
*	Fabric Shops										P	P		
59 8	Fuel Dealers										C11	P		P
*	Florist Shops							<u>P30</u> C15 a <u>C31</u>	P15 <u>P32</u>	<u>P18</u>	P	P	P	
*	Personal Medical Supply Stores										P	P		
*	Pet Shops									<u>P18</u>	P	P		
*	Bulk Retail										P	P		
*	Auction Houses											P1 2		P

*	Livestock Sales (28)												P
---	-------------------------	--	--	--	--	--	--	--	--	--	--	--	---

61

B. Development conditions."

62

63 Beginning on page 307, strike lines 6320 through 6359, and insert:

64

"14.a. (~~Not in R-1 and~~) Outside of the urban area, limited to SIC Industry No.

65

5331-Variety Stores, limited to a maximum of five thousand square feet of gross floor

66

area, and subject to K.C.C. 21A.12.230; and

67

b. Before filing an application with the department, the applicant shall hold a

68

community meeting in accordance with K.C.C. 20.20.035.

69

15.~~((a. Not permitted in R-1 and~~) Outside of the urban area, limited to a

70

maximum of five thousand square feet of gross floor area and subject to K.C.C.

71

21A.12.230; and

72

b. Before filing an application with the department, the applicant shall hold a

73

community meeting in accordance with K.C.C. 20.20.035.

74

16.a. (~~Not permitted in R-1 and e~~)Excluding SIC Industry No. 5813-Drinking

75

Places, and limited to a maximum of five thousand square feet of gross floor area, and

76

subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

77

b. Before filing an application with the department, the applicant shall hold a

78

community meeting in accordance with K.C.C. 20.20.035."

79

80 On page 316, after line 6511, insert:

81

"30. In the urban area, subject to the following:

82

a. Limited to a maximum of one thousand square feet of gross floor area;

83 b. Drive-throughs are prohibited, except for detached buildings for eating and
84 drinking places that do not exceed two hundred square feet and are located at an
85 intersection with an arterial;

86 c. Amplified noise is prohibited;

87 d. The maximum on-site parking ratio shall be two spaces per one thousand
88 square feet and required parking shall not be located between the building and the street;
89 and

90 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

91 31. In the urban area, subject to the following:

92 a. Limited to a maximum of two thousand five hundred square feet of gross
93 floor area;

94 b. Drive-throughs are prohibited, except for detached buildings for eating and
95 drinking places that do not exceed two hundred square feet and are located at an
96 intersection with an arterial;

97 c. Amplified noise is prohibited;

98 d. The maximum on-site parking ratio shall be two spaces per one thousand
99 square feet and required parking shall not be located between the building and the street;
100 and

101 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

102 32. In the urban area, subject to the following:

103 a. Limited to a maximum of five thousand square feet of gross floor area;

104 b. Drive-throughs are prohibited, except for detached buildings for eating and
105 drinking places that do not exceed two hundred square feet and are located at an
106 intersection with an arterial;

107 c. Amplified noise is prohibited;

108 d. The maximum on-site parking ratio shall be two spaces per one thousand
109 square feet and required parking shall not be located between the building and the street;
110 and

111 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."

112

113 On page 518, after line 10156, insert:

114 "SECTION 239. Ordinance 10870, Section 360, as amended, and K.C.C.

115 21A.12.230 are hereby amended as follows:

116 ~~((The general))~~ In the R-4 through R-48 zones outside the urban area, personal
117 service uses ~~((#))~~ in SIC ~~((#))~~ Major Group 72 ~~((except 7216, 7218 and 7261))~~ listed in
118 K.C.C. 21A.08.050 and ~~((the))~~ retail uses, except agricultural ~~((crop))~~ product sales,
119 listed in K.C.C. 21A.08.070 ~~((which are located in the R-4 through R-48 zones))~~ shall be
120 subject to the following requirements:

121 A. Each individual establishment shall not exceed ~~((5,000))~~ five thousand square
122 feet of gross floor area and the combined total of all contiguous commercial
123 establishments shall not exceed ~~((15,000))~~ fifteen thousand square feet of gross floor
124 area;

125 B. Establishments shall not be located less than one mile from another
126 commercial establishment, unless located with other establishments meeting the criteria
127 in ~~((paragraph A))~~ subsection A. of this section;

128 C. Establishment sites shall abut an intersection of two public streets, each of
129 which is designated as a neighborhood collector or arterial and which has improved
130 pedestrian facilities for at least ~~((1/4th))~~ one-quarter mile from the site;

131 D. The maximum on-site parking ratios for establishments and sites shall be ~~((2~~
132 ~~per 1000))~~ two per one thousand square feet and required parking shall not be located
133 between the building(s) and the street; and

134 E. Buildings shall comply with the building facade modulation and roofline
135 variation requirements in K.C.C. ~~((21A.14.080 and .090))~~ 21A.14.070 and at least one
136 facade of the building shall be located within five feet of the sidewalk.

137 F. If the personal service or retail use is located in a building with ~~((multifamily))~~
138 residential uses, then the commercial use shall be on the ground floor and shall not
139 exceed ~~((25))~~ twenty-five percent of the total floor area of the building.

140 G. Sign and landscaping standards for the use apply."
141

142 On page 825, strike line 16248.
143

144 Renumber the remaining sections consecutively and update any internal references
145 accordingly.
146

147 **EFFECT prepared by J. Ngo:** This amendment would make the following changes:
148 **Sports clubs:**

- 149 - In the RA zone, remove specific conditions for amplified noise and hours of
- 150 operation limitations, which would instead be reviewed during the conditional use
- 151 permit process.
- 152 - Outside the urban area, in the R-1 through R-48, and NB zones:
- 153 ○ Remove an allowance for sports clubs as a Permitted use.
- 154 ○ As a Conditional use:
- 155 ▪ Add back a requirement for bulk and scale to be compatible with
- 156 the character of the area.
- 157 ▪ Remove specific conditions for amplified noise and hours of
- 158 operation limitations, which would instead be reviewed during the
- 159 conditional use permit process.
- 160 ▪ Add back a requirement limiting the use to residents of a specified
- 161 residential development or sports clubs providing supervised
- 162 instructional or athletic programs.
- 163

Beauty and Barber Shops; Shoe Repair Shops; Laundry, Cleaning, and Garment Services; Drycleaners and Garment Pressing; and Portrait Photographic Studios:

- 166 - Outside of the urban area, the R-4 through R-8 zones:
- 167 ○ Remove an allowance for these uses, when less than 2,500 sf in size, to be
- 168 a Permitted use with conditions.
- 169 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
- 170 subject to K.C.C. 21A.12.230, to be a Conditional use.
- 171 ○ Add back an allowance for these uses, with no size limitation, when
- 172 subject to K.C.C. 21A.12.250, to be a Conditional use.
- 173 - Outside of the urban area, in the R-12 through R-48 zones:
- 174 ○ Remove an allowance for these uses, when less than 5,000 sf in size, to be
- 175 a Permitted use with conditions.
- 176 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
- 177 subject to K.C.C. 21A.12.230, to be a Conditional use.
- 178 ○ Add back an allowance for these uses, with no size limitation, when
- 179 subject to K.C.C. 21A.12.250, to be a Conditional use.
- 180

Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art Supply Stores; and Florist Shops:

- 183 - Outside of the urban area, in the R-4 through R-8 zones:
- 184 ○ Remove an allowance for these uses, when less than 1,000 sf in size, to be
- 185 a Permitted use with conditions.
- 186 ○ As a Conditional use:
- 187 ▪ Add back in a requirement to comply with K.C.C. 21A.12.230.
- 188 ▪ Increase the size limitation from 2,500 sf back to 5,000 sf.
- 189 - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use:
- 190 ○ Add back in a requirement to comply with K.C.C. 21A.12.230 and a
- 191 community meeting requirement.
- 192 ○ Remove provisions that would prohibit on drive-throughs, limit amplified
- 193 noise, and limit the hours of operation.
- 194

- 195 **Eating And Drinking Places and Drug Stores:**
196 - Outside of the urban area, in the R-4 through R-8 zone:
197 ○ Remove an allowance for these uses, when less than 1,000 sf in size, to be
198 a Permitted use with conditions.
199 ○ As a Conditional use:
200 ▪ Add back in a requirement to comply with K.C.C. 21A.12.230 and
201 a community meeting requirement.
202 ▪ Increase the size limitation from 2,500 sf back to 5,000 sf.
203 ○ Remove provisions that would allow, as a Conditional use, an eating and
204 drinking place, and prohibit drive-throughs of eating and drinking places
205 larger than 200 sf and prohibit them at the intersection of an arterial, limit
206 amplified noise, and limit the hours of operation.
207 - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use:
208 ○ Remove provisions that would prohibit on drive-throughs of eating and
209 drinking places larger than 200 sf and not at the intersection of an arterial,
210 limit amplified noise, and limit the hours of operation.
211 ○ Add back in a requirement to comply with K.C.C. 21A.12.230 and a
212 community meeting requirement.

213

214 **K.C.C. 21A.12.230:**

- 215 - Removes the repeal of K.C.C. 21A.12.230 and makes technical corrections to
216 K.C.C. 21A.12.230. K.C.C. 21A.12.230 concerns the maximum size limitation,
217 location, minimum spacing requirements, parking, building and roofline
218 modulation, and other design standards for personal services and retail use in the
219 R-4 through R-48 zones outside the urban area.
220

COMPARISON SUMMARY

Sports Clubs

Executive's transmittal and existing code

K.C.C. 21A.08.040, Recreation and Cultural Land Uses - Page 181, line 3889

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Sports Club (17)				C4 and 18	C4	C4	C4	C	P	P		

4. Not permitted in the RA-10 or RA-20 zones. 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 ten thousand 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.

17. Only for stand-alone sports clubs that are not part of a park.

18. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 when located in an RA zone.

Striking Amendment S1

K.C.C. 21A.08.050 Personal Services and Lodging Land Uses - Page 271, line 5790

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Sports Club (8)				C3	P6 C7	P6 C7	P6 C7	P6 C7	P6 C	P	P		

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; and

e. 217 Carpet and Upholstery Cleaning.)) Subject to the following:

a. Not ((permitted)) allowed in the RA-10 or RA-20 zones. ((Limited to recreation facilities subject to the following conditions and limitations:))

((a.)) b. The bulk and scale shall be compatible with ((residential or)) the rural character of the area;

((b. For sports clubs, t)) c. The gross floor area shall not exceed ten thousand 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

e.)) d. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs;

e. Outdoor amplified noise is not allowed; and

f. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

260 6. ~~((Only as accessory to residential use, and:~~
 261 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
 262 ~~with no openings except for gates, and have a minimum height of six feet; and~~
 263 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
 264 ~~from property lines adjoining rural area and residential zones.)) Subject to the following:~~
 265 ~~a. Limited to a maximum of two thousand five hundred square feet of gross~~
 266 ~~floor area;~~
 267 ~~b. Amplified noise is prohibited;~~
 268 ~~c. The maximum on-site parking ratio shall be two spaces per one thousand~~
 269 ~~square feet and required parking shall not be located between the building and the street;~~
 270 ~~and~~
 271 ~~d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
 272 7. ~~((Permitted as an accessory use. See commercial/industrial accessory,~~
 273 ~~K.C.C. 21A.08.060.A.)) Subject to the following:~~
 274 ~~a. Amplified noise is prohibited;~~
 275 ~~b. Limited to a maximum of ten thousand square feet of gross floor area unless~~
 276 ~~the building either is on the same site or adjacent to a site where a public facility is~~
 277 ~~located or is nonprofit facility located in the urban area; and~~
 278 ~~c. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
 279 8. Only ~~((as a reuse of a public school facility subject to K.C.C. chapter 21A.32,~~
 280 ~~or an accessory use to a school, church, park, sport club or public housing administered~~
 281 ~~by a public agency, and:~~
 282 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
 283 ~~with no openings except for gates and have a minimum height of six feet;~~
 284 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
 285 ~~from property lines adjoining rural area and residential zones;~~
 286 ~~c. Direct access to a developed arterial street shall be required in any~~
 287 ~~residential zone; and~~
 288 ~~d. Hours of operation may be restricted to assure compatibility with~~
 289 ~~surrounding development)) for standalone sports clubs that are not part of a park.~~
 290 31. Subject to review and approval of conditions to comply with trail corridor
 291 provisions of K.C.C. chapter 21A.14 ~~((when located in an RA zone)).~~
 292

293 **Council Staff Comments:** For development condition 3, the text starting with a. (line
 294 233 through 244 above) should have been shown as new underline text and language
 295 shown as struck-out should have been deleted because this text is moved from the
 296 recreation and cultural table to the general personal. This is corrected in this line
 297 amendment (in addition to the other changes that this line amendment makes).
 298

299 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	<u>Sports Club (8)</u>				<u>C3</u>	<u>P6</u> <u>C7</u>	<u>P6</u> <u>C3</u> <u>C7</u>	<u>P6</u> <u>C3</u> <u>C7</u>	<u>P6</u> <u>C3</u> <u>C7</u>	<u>P6</u> <u>C</u>	<u>P</u>	<u>P</u>		

300 3. ~~((Limited to SIC Industry Group and Industry Nos.:~~
 301 ~~a. 723 Beauty Shops;~~

302 ~~b. 724 Barber Shops;~~
303 ~~e. 725 Shoe Repair Shops and Shoeshine Parlors;~~
304 ~~d. 7212 Garment Pressing and Agents for Laundries and Drycleaners; and~~
305 ~~e. 217 Carpet and Upholstery Cleaning.)) "e. 217 Carpet and Upholstery Cleaning.))~~
306 Only outside the urban area and subject to the following:
307 a. Not allowed in the RA-10 or RA-20 zones.
308 b. The bulk and scale shall be compatible with residential or the rural
309 character of the area;
310 c. The gross floor area shall not exceed ten thousand square feet unless the
311 building is on the same site or adjacent to a site where a public facility is located; and
312 d. Use is limited to residents of a specified residential development or to
313 sports clubs providing supervised instructional or athletic programs.
314 ~~6. ((Only as accessory to residential use, and:~~
315 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
316 ~~with no openings except for gates, and have a minimum height of six feet; and~~
317 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
318 ~~from property lines adjoining rural area and residential zones.)) Only in the urban area~~
319 ~~and subject to the following:~~
320 a. Limited to a maximum of two thousand five hundred square feet of gross
321 floor area;
322 b. Amplified noise is prohibited;
323 c. The maximum on-site parking ratio shall be two spaces per one thousand
324 square feet and required parking shall not be located between the building and the street;
325 and
326 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
327 ~~7. ((Permitted as an accessory use. See commercial/industrial accessory,~~
328 ~~K.C.C. 21A.08.060.A.)) Only in the urban area and subject to the following:~~
329 a. Amplified noise is prohibited;
330 b. Limited to a maximum of ten thousand square feet of gross floor area unless
331 the building either is on the same site or adjacent to a site where a public facility is
332 located or is nonprofit facility located in the urban area; and
333 c. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m."
334 ~~8. Only ((as a reuse of a public school facility subject to K.C.C. chapter 21A.32,~~
335 ~~or an accessory use to a school, church, park, sport club or public housing administered~~
336 ~~by a public agency, and:~~
337 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
338 ~~with no openings except for gates and have a minimum height of six feet;~~
339 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
340 ~~from property lines adjoining rural area and residential zones;~~
341 ~~c. Direct access to a developed arterial street shall be required in any~~
342 ~~residential zone; and~~
343 d. Hours of operation may be restricted to assure compatibility with
344 surrounding development)) for standalone sports clubs that are not part of a park.
345
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Effect:

- 347 - In the RA zone, remove specific conditions for amplified noise and hours of
- 348 operation limitations, which would instead be reviewed during the conditional use
- 349 permit process.
- 350 - Outside the urban area, in the R-1 through R-48, and NB zones:
- 351 o Remove an allowance for sports clubs as a Permitted use.
- 352 o As a Conditional use:
- 353 ▪ Add back a requirement for bulk and scale to be compatible with
- 354 the character of the area.
- 355 ▪ Remove specific conditions for amplified noise and hours of
- 356 operation limitations, which would instead be reviewed during the
- 357 conditional use permit process.
- 358 ▪ Add back a requirement limiting the use to residents of a specified
- 359 residential development or sports clubs providing supervised
- 360 instructional or athletic programs.

**Beauty And Barber Shops; Shoe Repair Shops; Laundry, Cleaning, And
Garment Services; Drycleaners And Garment Pressing; And Portrait
Photographic Studios**

Executive's transmittal and existing code
K.C.C. 21A.08.050, General Services Land Uses - Page 196, line 4175

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
72	General Personal Service						C25 C37	C25 C37	P	P	P	P3	P3
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		

368 3. Limited to SIC Industry Group and Industry Nos.:

- 369 a. 723-Beauty Shops;
- 370 b. 724-Barber Shops;
- 371 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 372 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 373 e. 217-Carpet and Upholstery Cleaning.

374 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the

375 property is located within a designated unincorporated Rural Town.

376 25. Not permitted in R-1 and limited to a maximum of five thousand square feet

377 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

378 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.

379 21A.12.250.

380

381 **Council Staff Comments:** In the Executive's transmittal and existing code, General

382 Personal Service includes all of the uses in [SIC 72](#), which are the following uses:

383 Industry Group 721: Laundry, Cleaning, And Garment Services

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- 7211 [Power Laundries, Family and Commercial](#)
 - 7212 [Garment Pressing, and Agents for Laundries and Drycleaners](#)
 - 7213 [Linen Supply](#)
 - 7215 [Coin-Operated Laundries and Drycleaning](#)
 - 7216 [Drycleaning Plants, Except Rug Cleaning](#)
 - 7217 [Carpet and Upholstery Cleaning](#)
 - 7218 [Industrial Launderers](#)
 - 7219 [Laundry and Garment Services, Not Elsewhere Classified](#)
- Industry Group 722: Photographic Studios, Portrait
- 7221 [Photographic Studios, Portrait](#)
- Industry Group 723: Beauty Shops
- 7231 [Beauty Shops](#)
- Industry Group 724: Barber Shops
- 7241 [Barber Shops](#)
- Industry Group 725: Shoe Repair Shops And Shoeshine Parlors
- 7251 [Shoe Repair Shops and Shoeshine Parlors](#)
- Industry Group 726: Funeral Service And Crematories
- 7261 [Funeral Service and Crematories](#)
- Industry Group 729: Miscellaneous Personal Services
- 7291 [Tax Return Preparation Services](#)
 - 7299 [Miscellaneous Personal Services, Not Elsewhere Classified](#)

Striking Amendment S1

K.C.C. 21A.08.050 Personal Services and Lodging Land Uses - Page 271, line 5790

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
((72	General Personal Service							C25 C37	C25 C37	P	P	P	P3	P3
7231	Beauty and Barber Shops							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7241														
7251	Shoe Repair Shops							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7211	Laundry, Cleaning, and Garment Services							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7213														
7215														
7219														
7212	Drycleaner and Garment Pressing							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((7216	Drycleaning Plants													P
7217	Carpet and Upholstery Cleaning									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((7218	Industrial Launderers													P
7261	Funeral Home/Crematory					<u>C4</u>	<u>C4</u>	<u>C4</u>	<u>C4</u>		<u>P</u>	<u>P</u>		
7221	Portrait Photographic Studios							<u>P6</u>	<u>P25</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	

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4. Only as accessory to a cemetery(~~and prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town~~)).

6. (~~Only as accessory to residential use, and:~~

412 *a. Outdoor play areas shall be completely enclosed by a solid wall or fence,*
 413 *with no openings except for gates, and have a minimum height of six feet; and*
 414 *b. Outdoor play equipment shall maintain a minimum distance of twenty feet*
 415 *from property lines adjoining rural area and residential zones.) Subject to the following:*
 416 *a. Limited to a maximum of two thousand five hundred square feet of gross*
 417 *floor area;*
 418 *b. Amplified noise is prohibited;*
 419 *c. The maximum on-site parking ratio shall be two spaces per one thousand*
 420 *square feet and required parking shall not be located between the building and the street;*
 421 *and*
 422 *d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.*
 423 *25.a. ((Not permitted in R-1 and I)) Limited to a maximum of five thousand*
 424 *square feet ((per establishment and subject to the additional requirements in K.C.C.*
 425 *21A.12.230.)) in the R-12 through R-48 zones;*
 426 *b. Amplified noise is prohibited;*
 427 *c. The maximum on-site parking ratio shall be two spaces per one thousand*
 428 *square feet and required parking shall not be located between the building and the street;*
 429 *and*
 430 *d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.*
 431 *31. Subject to review and approval of conditions to comply with trail corridor*
 432 *provisions of K.C.C. chapter 21A.14 ((when located in an RA zone)).*
 433 *37. ((Not permitted in R-1 and subject to the additional requirements in K.C.C.*
 434 *21A.12.250.)) Repealed.*
 435

436 **Council Staff Comments:** In Striking Amendment S1, the services listed under SIC 72
 437 are broken into their individual SIC Industry numbers, if not already existing.
 438

439 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
((72	<u>General Personal Service</u>							<u>C25</u> <u>C37</u>	<u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P3</u>	<u>P3</u>)
7231	<u>Beauty and Barber Shops</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7241														
7251	<u>Shoe Repair Shops</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7211	<u>Laundry, Cleaning, and Garment Services</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
7213														
7215														
7219														
7212	<u>Drycleaner and Garment Pressing</u>							<u>P6</u> <u>C25</u> <u>C37</u>	<u>P13</u> <u>C25</u> <u>C37</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
((7216	<u>Drycleaning Plants</u>													<u>P</u>)
7217	<u>Carpet and Upholstery Cleaning</u>									<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>

(7218)	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	<u>C4</u>	C4	C4		P	P	
7221	Portrait Photographic Studios							P6 C25 C37	P13 C25 C37	P	P	P	P

- 440 4. ~~Only as accessory to a cemetery((, and prohibited from the UR zone only if~~
441 ~~the property is located within a designated unincorporated Rural Town)).~~
442 6. ~~((Only as accessory to residential use, and:~~
443 a. ~~Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
444 ~~with no openings except for gates, and have a minimum height of six feet; and~~
445 b. ~~Outdoor play equipment shall maintain a minimum distance of twenty feet~~
446 ~~from property lines adjoining rural area and residential zones.)) Only in the urban area~~
447 ~~and subject to the following:~~
448 a. Limited to a maximum of two thousand five hundred square feet of gross
449 floor area;
450 b. Amplified noise is prohibited;
451 c. The maximum on-site parking ratio shall be two spaces per one thousand
452 square feet and required parking shall not be located between the building and the street;
453 and
454 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
455 13. ~~((a. Except as otherwise provided in subsection B.13.b. of this section, only~~
456 ~~as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.~~
457 b. ~~Allowed for a social service agency on a site in the NB zone that serves~~
458 ~~transitional or low-income housing located within three hundred feet of the site on which~~
459 ~~the social service agency is located.~~
460 c. ~~Before filing an application with the department, the applicant shall hold a~~
461 ~~community meeting in accordance with K.C.C. 20.20.035)) Only in the urban area and~~
462 ~~subject to the following:~~
463 a. Limited to a maximum of five thousand square feet of gross floor area;
464 b. Amplified noise is prohibited;
465 c. The maximum on-site parking ratio shall be two spaces per one thousand
466 square feet and required parking shall not be located between the building and the street;
467 and
468 d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
469 25.a. ~~((Not permitted in R-1 and)) Outside of the urban area, limited to a~~
470 ~~maximum of five thousand square feet per establishment and subject to the additional~~
471 ~~requirements in K.C.C. 21A.12.230.~~
472 31. ~~Subject to review and approval of conditions to comply with trail corridor~~
473 ~~provisions of K.C.C. chapter 21A.14 ((when located in an RA zone)).~~
474 37. ~~((Not permitted in R-1 and-s)) Subject to the additional requirements in~~
475 ~~K.C.C. 21A.12.250.~~

477 **Effect:**
478

- 479 - Outside of the urban area, in the R-4 through R-8 zones:

- 480 ○ Remove an allowance for these uses, when less than 2,500 sf in size, to be
- 481 a Permitted use with conditions.
- 482 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
- 483 subject to K.C.C. 21A.12.230, to be a Conditional use.
- 484 ○ Add back an allowance for these uses, with no size limitation, when
- 485 subject to K.C.C. 21A.12.250, to be a Conditional use.
- 486 - Outside of the urban area, in the R-12 through R-48 zones:
- 487 ○ Remove an allowance for these uses, when less than 5,000 sf in size, to be
- 488 a Permitted use with conditions.
- 489 ○ Add back an allowance for these uses, when less than 5,000 sf in size and
- 490 subject to K.C.C. 21A.12.230, to be a Conditional use.
- 491 ○ Add back an allowance for these uses, with no size limitation, when
- 492 subject to K.C.C. 21A.12.250, to be a Conditional use.

Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art Supply Stores; and Florist Shops

Executive's transmittal

K.C.C. 21A.08.070, Retail Land Uses - Page 216, line 4530

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores				C30		C15a	P15	P31	P	P	C	P6
58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P
*	Drug Stores						C15	P15	P31	P	P	C	
*	Book, Stationery, Video, and Art Supply Stores						C15a	P15	P	P	P		
*	Florist Shops						C15a	P15	P	P	P	P	

- 499 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
- 500 maximum of two thousand square feet of gross floor area.
- 501 6. Limited to a maximum of five thousand square feet of gross floor area.
- 502 10. Excluding SIC Industry No. 5813-Drinking Places.
- 503 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a
- 504 maximum of five thousand square feet of gross floor area, and subject to K.C.C.
- 505 21A.12.230; and
- 506 b. Before filing an application with the department, the applicant shall hold a
- 507 community meeting in accordance with K.C.C. 20.20.035.
- 508 15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet
- 509 of gross floor area and subject to K.C.C. 21A.12.230; and
- 510 b. Before filing an application with the department, the applicant shall hold a
- 511 community meeting in accordance with K.C.C. 20.20.035.
- 512 16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places,
- 513 and limited to a maximum of five thousand square feet of gross floor area and subject to
- 514 K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

515 b. Before filing an application with the department, the applicant shall hold a
516 community meeting in accordance with K.C.C. 20.20.035.
517 19. Only as:
518 a. an accessory use to a permitted manufacturing or retail land use, limited to
519 espresso stands to include sales of beverages and incidental food items, and not to include
520 drive-through sales; or
521 b. an accessory use to a recreation or multiuse park, limited to a total floor area
522 of three thousand five hundred square feet.
523 20. Only as:
524 a. an accessory use to a recreation or multiuse park; or
525 b. an accessory use to a park and limited to a total floor area of one thousand
526 five hundred square feet.
527 21. Accessory to a park, limited to a total floor area of seven hundred fifty square
528 feet.
529 30. Only within a former grange hall incorporated under chapter 24.28 RCW and
530 listed in the National Register of Historic Places or designated as a King County landmark
531 subject to K.C.C. chapter 21A.32 and if the parcel is located within one thousand feet of a
532 Rural Neighborhood Commercial Center as designated by the King County Comprehensive
533 Plan.
534 31. In rural neighborhood commercial centers, limited to ten thousand square feet
535 of gross floor area.

536 **Striking Amendment S1**
537 **K.C.C. 21A.08.070 Retail Land Uses - Page 302, line 6288**
538

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Department and Variety Stores							((C14 ⊕) P14 C15	P ((14)) 16	P5	P	P		
54	Food Stores				C17			((C15 ⊕) P14 C15	P ((15)) 16	P18	P	P	C	P6
58	Eating and Drinking Places				P21 C19		P20	P20 ((C16)) P14 C15	P20 P16	P10	P	P	P	P
*	Drug Stores							P14 C15	P ((15)) 16	P18	P	P	C	
*	Book, Stationery, Video, and Art Supply Stores							P14 C15(⊕)	P ((15)) 16	P18	P	P		
*	Florist Shops							P14 C15 ((⊕))	P ((15)) 16	P18	P	P	P	

539
540 5. Limited to SIC Industry (~~((No.))~~) 5331-Variety Stores, and further limited to a
541 maximum of two thousand square feet of gross floor area.
542 6. Limited to a maximum of five thousand square feet of gross floor area.
543 10. Excluding SIC Industry (~~((No.))~~) 5813-Drinking Places.

544 14.a. ~~((Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,~~
545 ~~l))~~Limited to a maximum of ((five)) one thousand square feet of gross floor area;~~((and~~
546 ~~subject to K.C.C. 21A.12.230; and~~
547 ~~b. Before filing an application with the department, the applicant shall hold a~~
548 ~~community meeting in accordance with K.C.C. 20.20.035.))~~
549 ~~b. Drive-throughs are prohibited, except for detached buildings for eating and~~
550 ~~drinking places that do not exceed two hundred square feet and are located at an~~
551 ~~intersection with an arterial;~~
552 ~~c. Amplified noise is prohibited;~~
553 ~~d. The maximum on-site parking ratio shall be two spaces per one thousand~~
554 ~~square feet and required parking shall not be located between the building and the street;~~
555 ~~and~~
556 ~~e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
557 15.~~((a. Not permitted in R-1 and l))~~Limited to a maximum of ((five)) two
558 thousand five hundred square feet of gross floor area; ~~((and subject to K.C.C.~~
559 ~~21A.12.230; and~~
560 ~~b. Before filing an application with the department, the applicant shall hold a~~
561 ~~community meeting in accordance with K.C.C. 20.20.035.))~~
562 ~~b. Drive-throughs are prohibited, except for detached buildings for eating and~~
563 ~~drinking places that do not exceed two hundred square feet and are located at an~~
564 ~~intersection with an arterial;~~
565 ~~c. Amplified noise is prohibited;~~
566 ~~d. The maximum on-site parking ratio shall be two spaces per one thousand~~
567 ~~square feet and required parking shall not be located between the building and the street;~~
568 ~~and~~
569 ~~e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
570 16.a. ~~((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking~~
571 ~~Places, and l))~~Limited to a maximum of five thousand square feet of gross floor area;
572 ~~((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this~~
573 ~~section; and~~
574 ~~b. Before filing an application with the department, the applicant shall hold a~~
575 ~~community meeting in accordance with K.C.C. 20.20.035.))~~
576 ~~b. Drive-throughs are prohibited, except for detached buildings for eating and~~
577 ~~drinking places that do not exceed two hundred square feet and are located at an~~
578 ~~intersection with an arterial;~~
579 ~~c. Amplified noise is prohibited;~~
580 ~~d. The maximum on-site parking ratio shall be two spaces per one thousand~~
581 ~~square feet and required parking shall not be located between the building and the street;~~
582 ~~and~~
583 ~~e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.~~
584 17. ~~((Repeated))~~ Only within a former grange hall incorporated under chapter
585 24.28 RCW and listed in the National Register of Historic Places or designated as a King
586 County landmark subject to K.C.C. chapter 21A.32 and if the parcel is located within one
587 thousand feet of a rural neighborhood commercial center as designated by the King
588 County Comprehensive Plan.

589 18. ~~((Repeated))~~ In rural neighborhood commercial centers, limited to fifteen
 590 thousand square feet of gross floor area.

591 19. Only as:

592 a. ~~an accessory use to an ((permitted manufacturing))~~ allowed industrial or
 593 retail land use, limited to espresso stands to include sales of beverages and incidental
 594 food items, and not to include drive-through sales; or

595 b. an accessory use to a recreation or multiuse park, limited to a total floor
 596 area of three thousand five hundred square feet.

597 20. Only as:

598 a. an accessory use to a recreation or multiuse park; or

599 b. an accessory use to a park and limited to a total floor area of one thousand
 600 five hundred square feet.

601 21. Accessory to a park, limited to a total floor area of seven hundred fifty
 602 square feet.

603

604 **This Line Amendment**

SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 – R-8	R-12 – R-48	NB	CB	RB	O	I
*	Department and Variety Stores							<u>P30</u> <u>C14a</u> <u>C31</u>	<u>P14</u> <u>P32</u>	<u>P5</u>	<u>P</u>	<u>P</u>		
54	Food Stores				<u>C17</u>			<u>P30</u> <u>C14a</u> <u>C31</u>	<u>P14</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>	<u>C</u>	<u>P6</u>
58	Eating and Drinking Places				<u>P21</u> <u>C19</u>		<u>P20</u>	<u>P20</u> <u>P30</u> <u>C16</u> <u>C31</u>	<u>P20</u> <u>P16</u> <u>P32</u>	<u>P10</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
*	Drug Stores							<u>P30C</u> <u>15</u> <u>C31</u>	<u>P15</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>	<u>C</u>	
*	Book, Stationery, Video, and Art Supply Stores							<u>P30</u> <u>C15a</u> <u>C31</u>	<u>P15</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>		
*	Florist Shops							<u>P30</u> <u>C15a</u> <u>C31</u>	<u>P15</u> <u>P32</u>	<u>P18</u>	<u>P</u>	<u>P</u>	<u>P</u>	

605 5. ~~Limited to SIC Industry ((No-))~~ 5331-Variety Stores, and further limited to a
 606 maximum of two thousand square feet of gross floor area.

607 6. Limited to a maximum of five thousand square feet of gross floor area.

608 10. ~~Excluding SIC Industry ((No-))~~ 5813-Drinking Places.

609 14.a. ~~((Not in R-1 and))~~ Outside of the urban area, limited to SIC Industry No.
 610 5331-Variety Stores, limited to a maximum of five thousand square feet of gross floor
 611 area, and subject to K.C.C. 21A.12.230; and

612 b. Before filing an application with the department, the applicant shall hold a
 613 community meeting in accordance with K.C.C. 20.20.035.

614

615 15. ~~((a. Not permitted in R-1 and))~~ Outside of the urban area, limited to a
 616 maximum of five thousand square feet of gross floor area and subject to K.C.C.

617 21A.12.230; and

618 b. Before filing an application with the department, the applicant shall hold a
619 community meeting in accordance with K.C.C. 20.20.035.

620 16.a. ~~((Not permitted in R-1 and e))~~ Excluding SIC Industry No. 5813-Drinking
621 Places, and limited to a maximum of five thousand square feet of gross floor area, and
622 subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and
623 b. Before filing an application with the department, the applicant shall hold a
624 community meeting in accordance with K.C.C. 20.20.035.

625 17. ~~((Repealed))~~ Only within a former grange hall incorporated under chapter
626 24.28 RCW and listed in the National Register of Historic Places or designated as a King
627 County landmark subject to K.C.C. chapter 21A.32 and if the parcel is located within one
628 thousand feet of a rural neighborhood commercial center as designated by the King
629 County Comprehensive Plan.

630 18. ~~((Repealed))~~ In rural neighborhood commercial centers, limited to fifteen
631 thousand square feet of gross floor area.

632 19. Only as:

633 a. an accessory use to an ~~((permitted manufacturing))~~ allowed industrial or
634 retail land use, limited to espresso stands to include sales of beverages and incidental
635 food items, and not to include drive-through sales; or

636 b. an accessory use to a recreation or multiuse park, limited to a total floor
637 area of three thousand five hundred square feet.

638 20. Only as:

639 a. an accessory use to a recreation or multiuse park; or
640 b. an accessory use to a park and limited to a total floor area of one thousand
641 five hundred square feet.

642 21. Accessory to a park, limited to a total floor area of seven hundred fifty
643 square feet.

644 30. In the urban area, subject to the following:

645 a. Limited to a maximum of one thousand square feet of gross floor area;
646 b. Drive-throughs are prohibited, except for detached buildings for eating and
647 drinking places that do not exceed two hundred square feet and are located at an
648 intersection with an arterial;

649 c. Amplified noise is prohibited;

650 d. The maximum on-site parking ratio shall be two spaces per one thousand
651 square feet and required parking shall not be located between the building and the street;
652 and

653 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

654 31. In the urban area, subject to the following:

655 a. Limited to a maximum of two thousand five hundred square feet of gross
656 floor area;

657 b. Drive-throughs are prohibited, except for detached buildings for eating and
658 drinking places that do not exceed two hundred square feet and are located at an
659 intersection with an arterial;

660 c. Amplified noise is prohibited;

661 d. The maximum on-site parking ratio shall be two spaces per one thousand
662 square feet and required parking shall not be located between the building and the street;
663 and

- 664 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
 665 32. In the urban area, subject to the following:
 666 a. Limited to a maximum of five thousand square feet of gross floor area;
 667 b. Drive-throughs are prohibited, except for detached buildings for eating and
 668 drinking places that do not exceed two hundred square feet and are located at an
 669 intersection with an arterial;
 670 c. Amplified noise is prohibited;
 671 d. The maximum on-site parking ratio shall be two spaces per one thousand
 672 square feet and required parking shall not be located between the building and the street;
 673 and
 674 e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.

675 **Effect:**
 676

677 **Department and Variety Stores; Food Stores; Book, Stationery, Video, and Art**
 678 **Supply Stores; and Florist Shops:**

- 679 - Outside of the urban area, in the R-4 through R-8 zones:
 680 ○ Remove an allowance for these uses, when less than 1,000 sf in size, to be
 681 a Permitted use with conditions.
 682 ○ As a Conditional use:
 683 ■ Add back in a requirement to comply with K.C.C. 21A.12.230.
 684 ■ Increase the size limitation from 2,500 sf back to 5,000 sf.
 685 - In the rural R-12 through R-48 zone, as a Permitted use:
 686 ○ Add back in a requirement to comply with K.C.C. 21A.12.230 and a
 687 community meeting requirement.
 688 ○ Remove provisions that would prohibit on drive-throughs, limit amplified
 689 noise, and limit the hours of operation.

691 **Eating And Drinking Places and Drug Stores:**

- 692 - Outside of the urban area, in the R-4 through R-8 zone:
 693 ○ Remove an allowance for these uses, when less than 1,000 sf in size, to be
 694 a Permitted use with conditions.
 695 ○ As a Conditional use:
 696 ■ Add back in a requirement to comply with K.C.C. 21A.12.230 and
 697 a community meeting requirement.
 698 ■ Increase the size limitation from 2,500 sf back to 5,000 sf.
 699 ○ Remove provisions that would allow, as a Conditional use, an eating and
 700 drinking place, and prohibit drive-throughs of eating and drinking places
 701 larger than 200 sf and prohibit them at the intersection of an arterial, limit
 702 amplified noise, and limit the hours of operation.
 703 - Outside of the urban area, in the R-12 through R-48 zone, as a Permitted use:
 704 ○ Remove provisions that would prohibit on drive-throughs of eating and
 705 drinking places larger than 200 sf and not at the intersection of an arterial,
 706 limit amplified noise, and limit the hours of operation.
 707 ○ Add back in a requirement to comply with K.C.C. 21A.12.230 and a
 708 community meeting requirement.

709

Other Changes

710
711
712
713
714
715
716
717

- Removes the repeal of K.C.C. 21A.12.230, limits the section to the rural R-4 through R-48 zones, and makes technical corrections to K.C.C. 21A.12.230. K.C.C. 21A.12.230 concerns the maximum size limitation, location, minimum spacing requirements, parking, building and roofline modulation, and other design standards for personal services and retail use in the R-4 through R-48 zones outside of the urban area.

12/9/24

North Highline Urban Design
Standards
(PO)

[J. Ngo]

Sponsor: Mosqueda

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 409, strike lines 8140 through 8149, and insert:

4 "1. All new buildings or substantially improvements in the CB, NB, RB, O, R-12,
5 R-18, R-24, and R-48 zones; and

6 2. Modification to any existing building that affects its exterior appearance in the
7 White Center unincorporated activity center land use designation, except for single
8 detached dwelling units. When modifications under this subsection do not qualify as
9 substantial improvement, only the modifications shall subject to the design standards.

10 C. The following are exempt from the North Highline urban design standards:

11 1. New or substantially improved residential-only development with less than
12 ten dwellings;

13 2. Developments with a minimum of twenty percent of units affordable to
14 households at or below seventy percent AMI; and

15 3. Mobile vendors."

16

17 **EFFECT prepared by J. Ngo:** Revises the applicability section of the North Highline
18 urban design standards as follows:

- 19 - Changes the requirement from “new and substantially improved development” to
- 20 “new buildings and substantial improvement” to use defined terms in K.C.C.
- 21 chapter 21A.06.
- 22 - Adds a provision stating that when exterior modifications do not meet the
- 23 threshold of substantial improvements, only the modifications are subject to the
- 24 design standards.
- 25 - Exempts mobile vendors from meeting the design standards.

12/9/24

Mosqueda - Vashon
Inclusionary Housing
(PO)

Sponsor: Mosqueda

[J. Ngo]

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 Beginning on page 472, strike lines 9267 through 9278, and insert:

4 "in a cell, each standard shall be applicable to any applicable parenthetical number.

Snoqualmie Pass and Vashon Rural Towns Residential Density and Dimensional Standards							
STANDARD	R-1	R-4	R-6	R-8	R-12	R-18	R-24
S	(14)						
	(15)						
Base Density (1)	1 du/ac	4 du/ ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac
Maximum Density	1.5 du/ac	6 du/ac (2)	9 du/ac (2)	12 du/ac (2)	18 du/ac	27 du/ac (2)	36 du/ac
	(2)	8 du/ac (3a)	12 du/ac	16 du/ac (3a)	(2) 24	36 du/ac (3a)	(2) 48
		8 du/ ac (3b)	(3a) 12	16 du/ac (3b)	du/ac (3a)	36 du/ac (3b)	du/ac (3a)
			du/ac (3b)		24 du/ac		48 du/ac

					(3b)		(3b)
Maximum Density for Manufactured Home Communities for Vashon	n/a	6 du/ac	6 du/ac	8 du/ac	12 du/ac	18 du/ac	24 du/ac
Maximum Density for Manufactured Home Communities for Snoqualmie Pass	n/a	12 du/ac	12 du/ac	12 du/ac	12 du/ac	18 du/ac	24 du/ac
Minimum Density (4)		70%	70%	70%	65%	60%	55%
Minimum Lot Width (5)	35 ft (16)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft
Minimum Street Setback (5)	20 ft (16)	10 ft	10 ft	10 ft	10 ft	10 ft	10ft
Minimum Street Setback for Garages,	20 ft (16)	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft

Carport, or Fenced Parking (5) (6)							
Minimum Interior Setback (5)	5 ft (16)	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Nonresidential Minimum Street and Interior Setbacks	(13) (16)	(13)	(13)	(13)	(13)	(13)	(13)
Base Height (11a)	35 ft	35 ft	35 ft	35 ft	60 ft	60 ft	60 ft
Maximum Height (11b) (17)	45 ft (7c)	45 ft (7)	45 ft (7)	45 ft (7)	65 ft (3b)	80 ft (3b)	80 ft (3b)
Nonresidential Maximum Height (17)	75 ft (8)	75 ft (8)	45 ft (7a) 75 ft (8)	45 ft (7a) 75 ft (8)	75 ft (8)	75 ft (8)	75 ft (8)
Maximum Impervious Surface (9)	30% (12)	55%	70%	75%	85%	85%	85%
Nonresidential Maximum Impervious	70% (12)	70%	75%	85%	85%	85%	90%

Surface (9)							
-------------	--	--	--	--	--	--	--

5 B. Development conditions for the Snoqualmie Pass and Vashon Rural Towns

6 residential density and dimensional standards.

7 1. Density applies only to dwelling units and not to sleeping units.

8 2. This maximum density is allowed in the following circumstances only in the

9 Snoqualmie Pass Rural Town:

10 a. for a duplex through a transfer of development right in accordance with

11 K.C.C. 21A.08.030.B.12.; or

12 b. for a development with nine or fewer units through a transfer of

13 development rights.

14 3.a. This maximum may be achieved through the inclusionary housing program

15 in K.C.C. chapter 21A.48 in the Vashon Rural Town.

16 b. This maximum may be achieved through the inclusionary housing program in

17 K.C.C. chapter 21A.48 in the Snoqualmie Pass Rural Town. "

18

19 Beginning on page 479, strike lines 9379 through 9387, and insert:

20 "in a cell, each standard shall be applicable to any applicable parenthetical number.

Snoqualmie Pass and Vashon Rural Towns Commercial and Industrial Density and Dimensional Standards				
STANDARDS	NB	CB	O	I
Base Density (1)	8 du/ac	12 du/ac (7a) 48 du/ac	12 du/ac (7a)	

		(7b)		
Maximum Density	12 du/ac (2)	72 du/ac (2) 24 du/ac (3a) 96 du/ac (3b)	72 du/ac (2)	
Minimum Street Setback (4)	10 ft	10 ft	10 ft	50 ft
Minimum Interior Setback	0 ft 10 ft (5b) 20 ft (5a)	0 ft 20 ft (5a)	0 ft 20 ft (5a)	0 ft 50 ft (5a)
Base Height	35 ft	35 ft	45 ft	40 ft
Mixed-Use Maximum Height (11)	45 ft	60 ft 65 ft (3b)	65 ft	
Nonresidential Maximum Height (8) (11)	75 ft	75 ft	75 ft	40 ft
Mixed-Use Maximum Floor Area Ratio (6)	2/1	4/1	4/1	
Nonresidential Maximum Floor Area Ratio	1/1	3/1	3/1	1/1(12)
Maximum Impervious Surface (9)	85%	85%	75%	70% (12)

22 commercial and industrial density and dimensional standards.

23 1.a. Density applies only to dwelling units and not to sleeping units.

24 b. These densities are allowed only for mixed-use developments.

25 2. This maximum density is allowed for a mixed-use development with nine or
26 fewer units through a transfer of development rights in the Snoqualmie Pass Rural Town.

27 3.a. This maximum may be achieved through the inclusionary housing program
28 in K.C.C. chapter 21A.48 in the Vashon Rural Town.

29 b. This maximum may be achieved through the inclusionary housing program in
30 K.C.C. chapter 21A.48 in the Snoqualmie Pass Rural Town."

31

32 On page 769, strike line 15059, and insert:

33 "~~inclusionary housing project.~~) the urban areas and the Vashon and Snoqualmie Pass
34 Rural Towns that"

35

36 On page 774, strike lines 15124 through 15125, and insert:

37 "b. two-hundred seventy-five percent of base density in the urban area;

38 c. one-hundred seventy-five in the Vashon Rural Town; and

39 d. two-hundred percent in the Snoqualmie Pass Rural Town."

40

41 On page 775, on line 15132, after "c." strike "Through", and insert "Except for the

42 Vashon Rural Town, through"

43

44 On page 780, strike lines 15235 through 15236 and insert:

45 "is less; and)) are as follows:

	<u>White Center</u> <u>Unincorporat</u> <u>ed Activity</u> <u>Center</u>	<u>Skyway</u> <u>Unincorpora</u> <u>ted Activity</u> <u>Center</u>	<u>Within 1/2 mile</u> <u>Walkshed of a</u> <u>High Capacity</u> <u>or Frequent</u> <u>Transit Stop¹</u>	<u>All other</u> <u>Urban</u> <u>Areas</u>	<u>Snoqualmie</u> <u>Pass Rural</u> <u>Town</u>	<u>Vashon</u> <u>Rural</u> <u>Town</u>
<u>Residential</u> <u>Uses</u>	<u>No minimum</u> <u>required</u>	<u>0.25 spaces</u> <u>per dwelling</u> <u>unit</u>	<u>0.5 spaces per</u> <u>dwelling unit</u>	<u>0.8 spaces</u> <u>per</u> <u>dwelling</u> <u>unit</u>	<u>1.0 space</u> <u>per dwelling</u> <u>unit</u>	<u>1.0 space</u> <u>per</u> <u>dwelling</u> <u>unit</u>
<u>Nonresidential</u> <u>Uses</u>	<u>75% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>75% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>80% of parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>90% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.03</u> <u>0</u>	<u>90% of</u> <u>parking</u> <u>required in</u> <u>K.C.C.</u> <u>21A.18.030</u>	<u>100% of</u> <u>parking</u> <u>required</u> <u>in K.C.C.</u> <u>21A.18.0</u> <u>30</u>

46 ¹As Mapped by the Metro transit department."

47

48 On page 785, on line 15330, after "1." strike "Providing", and insert "Except for the

49 Vashon Rural Town, ((P))providing"

50

51 **EFFECT prepared by J. Ngo:** Applies the Inclusionary Housing Program to the Vashon
52 Rural Town, including:

- 53 - Allowing a maximum density of 200% with inclusionary housing;
- 54 - Prohibiting the use of TDRs for additional density on Vashon consistent with
- 55 K.C.C. chapter 21A.37;
- 56 - Prohibiting off-site affordable housing units under the alternative compliance
- 57 section; and
- 58 - Adding parking standards.

12/9/24

21A.12.250 if Amd 6 passes
but 7a/b fail
(PO)

[E. Auzins]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**
2 **2023-0440, VERSION 2**

3 On page 518, after line 10156, insert:

4 "SECTION 239. Ordinance 16267, Section 30, as amended, and K.C.C.

5 21A.12.250 are hereby amended to read as follows:

6 ~~((The general personal service use (SIC # 72 except 7216, 7218 and 7261) and~~
7 ~~the)) In the R-4 through R-48 zones outside of the urban area, doctor's office/outpatient
8 ~~clinic use (((SIC # 801—04))) listed in ((K.C.C. 21A.08.050 are allowed as a conditional~~
9 ~~use;)) section 162 of this ordinance shall be subject to the following requirements:~~~~

10 A. ~~((The site shall be zoned R-4 through R-48;~~

11 ~~B;))~~ The establishment shall be located within one-quarter mile of a rural town,
12 unincorporated activity center, community business center, or neighborhood business
13 center, and less than one mile from another commercial establishment;

14 ~~((C;))~~ B. The establishment shall be located in either:

15 1. A legally established single ~~((family dwelling))~~ detached residence in
16 existence on or before January 1, 2008. The structure may not be expanded by more than
17 ten percent as provided in K.C.C. 21A.32.065 for the expansion of legally established
18 nonconforming uses; or

19 2. A mixed-use development with one hundred percent of the dwelling units
20 affordable to households with incomes at or below sixty percent of area median income
21 and on-site supportive services consistent with the King County Consortium
22 Consolidated Housing and Community Development Plan or successor plan;

23 ~~((D.))~~ C. The maximum on-site parking ratio for establishments and sites shall be
24 two per one thousand square feet and required parking shall not be located between the
25 building and the street; and

26 ~~((E.))~~ D. Sign and landscaping standards for the use apply."
27

28 Renumber the remaining sections and subsections consecutively and correct any internal
29 references accordingly.

30

31 On page 825, strike line 16249

32

33 Renumber the remaining sections and subsections consecutively and correct any internal
34 references accordingly.

35

36 **EFFECT prepared by E. Auzins:** Removes the repeal of K.C.C. 21A.12.250, removes
37 reference to personal services uses, states that these regulations only apply in the R-zones
38 outside of the urban area, and makes technical corrections and clarifying edits to K.C.C.
39 21A.12.250.

12/9/24

21A.12.250 if Amd 7a/b
passes but 6 fails
(PO)

[E. Auzins]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 518, after line 10156, insert:

4 "SECTION 239. Ordinance 16267, Section 30, as amended, and K.C.C.

5 21A.12.250 are hereby amended to read as follows:

6 ~~((The general p))~~Personal service uses ~~((f))~~ in SIC ~~((#))~~ Major Group 72 ~~((except~~
7 ~~7216, 7218 and 7261))~~ and the office/outpatient clinic use ~~(SIC # 801-04)~~ listed in
8 ~~K.C.C. 21A.08.050 are allowed as a conditional use,))~~ in the R-4 through R-48 zones
9 outside the urban area shall be subject to the following requirements:

10 A. ~~((The site shall be zoned R-4 through R-48;~~

11 ~~B.))~~ The establishment shall be located within one-quarter mile of a rural town,
12 unincorporated activity center, community business center, or neighborhood business
13 center, and less than one mile from another commercial establishment;

14 ~~((C.))~~ B. The establishment shall be located in either:

15 1. A legally established single ~~((family dwelling))~~ detached residence in
16 existence on or before January 1, 2008. The structure may not be expanded by more than
17 ten percent as provided in K.C.C. 21A.32.065 for the expansion of legally established
18 nonconforming uses; or

19 2. A mixed-use development with one hundred percent of the dwelling units
20 affordable to households with incomes at or below sixty percent of area median income
21 and on-site supportive services consistent with the King County Consortium
22 Consolidated Housing and Community Development Plan or successor plan;

23 ~~((D.))~~ C. The maximum on-site parking ratio for establishments and sites shall be
24 two per one thousand square feet and required parking shall not be located between the
25 building and the street; and

26 ~~((E.))~~ D. Sign and landscaping standards for the use apply."

27

28 Renumber the remaining sections and subsections consecutively and correct any internal
29 references accordingly.

30

31 On page 825, strike line 16249

32

33 Renumber the remaining sections and subsections consecutively and correct any internal
34 references accordingly.

35

36 **EFFECT prepared by E. Auzins:** Removes the repeal of K.C.C. 21A.12.250, removes
37 reference to doctor's office/outpatient use, states that these regulations only apply in R-
38 zones outside the urban area, and makes technical corrections and clarifying edits to
39 K.C.C. 21A.12.250.

12/9/24

21A.12.250 if Amd 6 and 7a/b

pass
(PO)

[E. Auzins]

Sponsor: Perry, Balducci

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 518, after line 10156, insert:

4 "SECTION 239. Ordinance 16267, Section 30, as amended, and K.C.C.

5 21A.12.250 are hereby amended to read as follows:

6 ~~((The general))~~ In the R-4 through R-48 zones outside the urban area, personal
7 service uses ~~((f))~~ in SIC ~~((#))~~ Major Group 72 ~~((except 7216, 7218 and 7261))~~ and the
8 doctor's office/outpatient clinic use ~~((SIC # 801-04))~~ listed in ~~((K.C.C. 21A.08.050 are~~
9 ~~allowed as a conditional use,))~~ section 162 of this ordinance shall be subject to the

10 following requirements:

11 A. ~~((The site shall be zoned R-4 through R-48;~~

12 ~~B-))~~ The establishment shall be located within one-quarter mile of a rural town,
13 unincorporated activity center, community business center, or neighborhood business
14 center, and less than one mile from another commercial establishment;

15 ~~((C-))~~ B. The establishment shall be located in either:

16 1. A legally established single ~~((family dwelling))~~ detached residence in
17 existence on or before January 1, 2008. The structure may not be expanded by more than

18 ten percent as provided in K.C.C. 21A.32.065 for the expansion of legally established
19 nonconforming uses; or

20 2. A mixed-use development with one hundred percent of the dwelling units
21 affordable to households with incomes at or below sixty percent of area median income
22 and on-site supportive services consistent with the King County Consortium
23 Consolidated Housing and Community Development Plan or successor plan;

24 ~~((D.))~~ C. The maximum on-site parking ratio for establishments and sites shall be
25 two per one thousand square feet and required parking shall not be located between the
26 building and the street; and

27 ~~((E.))~~ D. Sign and landscaping standards for the use apply."
28

29 Renumber the remaining sections and subsections consecutively and correct any internal
30 references accordingly.

31

32 On page 825, strike line 16249

33

34 Renumber the remaining sections and subsections consecutively and correct any internal
35 references accordingly.

36

37 **EFFECT prepared by E. Auzins:** Removes the repeal of K.C.C. 21A.12.250, states that
38 these regulations only apply in R-zones outside the urban area and makes technical
39 corrections and clarifying edits to K.C.C. 21A.12.250.

12/9/24

Zahilay – home occupations/
industries
(PO)

[E. Auzins]

Sponsor: Zahilay

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 680, line 13056, after "D." insert "The dwelling unit shall be the primary
4 residence of the owner of the home occupation business."

5

6 On page 684, line 13140, after "E." insert "The dwelling unit shall be the primary
7 residence of the owner of the home occupation business."

8

9 On page 687, line 13206, after "resident" insert "of a dwelling unit"

10

11 On page 687, line 13213, after "D." insert "The dwelling unit shall be the primary residence
12 of the owner of the home industry business."

13

14 **EFFECT prepared by E. Auzins:** Would require, for home occupations and home
15 industries, that the dwelling unit be the primary residence of the owner of the business.

16

17 The language in blue would be added:

18

19 SECTION 298. Ordinance 10870, Section 536, as amended, and K.C.C.
20 21A.30.080 are hereby amended to read as follows:

21 In the R, UR, NB, CB₂ and RB zones, residents of a dwelling unit may conduct
22 one or more home occupations as accessory activities, ~~((only if))~~ as follows:

23 A. The total floor area of the dwelling unit devoted to all home occupations shall
24 not exceed twenty percent of the floor area of the dwelling unit~~((:))~~;

25 B. Areas within garages and storage buildings shall not be considered part of the
26 dwelling unit and may be used for activities associated with the home occupation;

27 C. All the activities of the home occupation or occupations shall be conducted
28 indoors, except for those related to growing or storing of plants used by the home
29 occupation or occupations;

30 D. The dwelling unit shall be the primary residence of the owner of the home
31 occupation business. A home occupation or occupations is not limited in the number of
32 employees that remain off-site. No more than one nonresident employee shall be
33 ~~((permitted))~~ allowed to work on-site for the home occupation or occupations;

34 E. The following uses, by the nature of their operation or investment, tend to
35 increase beyond the limits ~~((permitted))~~ allowed for home occupations. Therefore, the
36 following shall not be ~~((permitted))~~ allowed as home occupations:

- 37 1. Automobile, truck₂ and heavy equipment repair;
- 38 2. Auto body work or painting;
- 39 3. Parking and storage of heavy equipment;
- 40 4. Storage of building materials for use on other properties;
- 41 5. Hotels, motels₂ or organizational lodging;
- 42 6. Dry cleaning;
- 43 7. Towing services;
- 44 8. Trucking, storage₂ or self service, except for parking or storage of one
45 commercial vehicle used in home occupation;
- 46 9. Veterinary clinic;
- 47 10. Recreational ~~((marijuana))~~ cannabis processor, recreational ~~((marijuana))~~
48 cannabis producer₂ or recreational ~~((marijuana))~~ cannabis retailer; and
- 49 11. Winery, brewery, distillery facility I, II and III, and remote tasting room,
50 except that home occupation adult beverage businesses operating under an active
51 Washington state Liquor and Cannabis Board production license issued for their current
52 location before December 31, 2019, and where King County did not object to the location
53 during the Washington state Liquor and Cannabis Board license application process, shall
54 be considered legally nonconforming and allowed to remain in their current location
55 subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is in compliance with this
56 section as of December 31, 2019. Such nonconforming businesses shall remain subject
57 to all other requirements of this section and other applicable state and local regulations.
58 The resident operator of a nonconforming winery, brewery or distillery home occupation
59 shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74;

60 F. In addition to required parking for the dwelling unit, on-site parking is
61 provided as follows:

- 62 1. One stall for each nonresident employed by the home occupations; and
- 63 2. One stall for patrons when services are rendered on-site;

64 G. Sales are limited to:

- 65 1. Mail order sales;

66 2. Telephone, Internet, or other electronic commerce sales with off-site delivery;
67 and
68 3. Items accessory to a service provided to patrons who receive services on the
69 premises;
70 H. On-site services to patrons are arranged by appointment;
71 I. The home occupation or occupations use or store a vehicle for pickup of
72 materials used by the home occupation or occupations or the distribution of products
73 from the site, only if:
74 1. No more than one such a vehicle is allowed; and
75 2. The vehicle is not stored within any required setback areas of the lot or on
76 adjacent streets; and
77 3. The vehicle does not exceed an equivalent licensed gross vehicle weight of
78 one ton;
79 J. The home occupation or occupations do not:
80 1. Use electrical or mechanical equipment that results in a change to the
81 occupancy type of the structure or structures used for the home occupation or
82 occupations; or
83 2. Cause visual or audible interference in radio ~~((or))~~ receivers, television
84 receivers, or electronic equipment located off-premises or cause fluctuations in line
85 voltage off-premises;
86 K. There shall be no exterior evidence of a home occupation, other than growing
87 or storing of plants under subsection C. of this section or an ~~((permitted))~~ allowed sign,
88 that would cause the premises to differ from its residential character. Exterior evidence
89 includes, but is not limited to, lighting~~((s))~~ and the generation or emission of noise,
90 fumes, or vibrations as determined by using normal senses from any lot line or on
91 average increase vehicular traffic by more than four additional vehicles at any given time;
92 L. Customer visits and deliveries shall be limited to ~~((the hours of))~~ 8:00 a.m. to
93 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; and
94 M. Uses not allowed as home occupations may be allowed as a home industry
95 under K.C.C. 21A.30.090.
96 SECTION 299. Ordinance 15606, Section 20, as amended, and K.C.C.
97 21A.30.085 are hereby amended to read as follows:
98 In the A, F, and RA zones, residents of a dwelling unit may conduct one or more
99 home occupations as accessory activities, ~~((under the following provisions))~~ as follows:
100 A. The total floor area of the dwelling unit devoted to all home occupations shall
101 not exceed twenty percent of the dwelling unit~~((-))~~;
102 B. Areas within garages and storage buildings shall not be considered part of the
103 dwelling unit and may be used for activities associated with the home occupation;
104 C. Total outdoor area of all home occupations shall be ~~((permitted))~~ as follows:
105 1. For any lot less than one acre: Four hundred forty square feet; and
106 2. For lots one acre or greater: One percent of the area of the lot, up to a
107 maximum of five thousand square feet~~((-))~~;
108 D. Outdoor storage areas and parking areas related to home occupations shall be:
109 1. No less than twenty-five feet from any property line; and
110 2. Screened along the portions of such areas that can be seen from an adjacent
111 parcel or roadway by the:

112 a. planting of Type II landscape buffering; or
113 b. use of existing vegetation that meets or can be augmented with additional
114 plantings to meet the intent of Type II landscaping;

115 E. The dwelling unit shall be the primary residence of the owner of the home
116 occupation business. A home occupation or occupations is not limited in the number of
117 employees that remain off-site. Regardless of the number of home occupations, the
118 number of nonresident employees is limited to no more than three who work on-site at
119 the same time (~~and no more than three who report to the site but primarily provide~~
120 ~~services off-site~~);

121 F. In addition to required parking for the dwelling unit, on-site parking is
122 provided as follows:

123 1. One (~~stall~~) space for each nonresident employed on-site; and
124 2. One (~~stall~~) space for patrons when services are rendered on-site;

125 G. Sales are limited to:

126 1. Mail order sales;
127 2. Telephone, Internet, or other electronic commerce sales with off-site delivery;
128 3. Items accessory to a service provided to patrons who receive services on the
129 premises;
130 4. Items grown, produced, or fabricated on-site; and
131 5. On sites five acres or larger, items that support agriculture, equestrian, or
132 forestry uses except for the following:

133 a. motor vehicles and parts (~~North American Industrial Classification System~~
134 ~~("NAICS" Code 441))~~ SIC Major Group 55);
135 b. electronics and appliances (~~NAICS Code 443~~) SIC Industry Groups and
136 Industries 504, 506, 5731, 5734, 5722, and 5946); and
137 c. building material and garden equipment(~~s~~) and supplies (~~NAICS Code~~
138 ~~444)~~ SIC Major Group 52);

139 H. The home occupation or occupations do not:

140 1. Use electrical or mechanical equipment that results in a change to the
141 occupancy type of the structure or structures used for the home occupation or
142 occupations;
143 2. Cause visual or audible interference in radio or television receivers, or
144 electronic equipment located off-premises or fluctuations in line voltage off-premises; or
145 3. Increase average vehicular traffic by more than four additional vehicles at any
146 given time;

147 I. Customer visits and deliveries shall be limited to (~~the hours of~~) 8:00 a.m. to
148 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

149 J. The following uses, by the nature of their operation or investment, tend to
150 increase beyond the limits (~~permitted~~) allowed for home occupations. Therefore, the
151 following shall not be (~~permitted~~) allowed as home occupations:

152 1. Hotels, motels, or organizational lodging;
153 2. Dry cleaning;
154 3. Automotive towing services, automotive wrecking services, and tow-in
155 parking lots;
156 4. Recreational (~~marijuana~~) cannabis processor, recreational (~~marijuana~~)
157 cannabis producer, or recreational (~~marijuana~~) cannabis retailer; and

158 5. Winery, brewery, distillery facility I, II and III, and remote tasting rooms,
159 except that home occupation adult beverage businesses operating under an active
160 Washington state Liquor and Cannabis Board production license issued for their current
161 location before December 31, 2019, and where King County did not object to the location
162 during the Washington state Liquor and Cannabis Board license application process, shall
163 be considered legally nonconforming and allowed to remain in their current location
164 subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is in compliance with this
165 section as of December 31, 2019. Such nonconforming businesses shall remain subject
166 to all other requirements of this section and all applicable state and local regulations. The
167 resident operator of a nonconforming home occupation winery, brewery or distillery shall
168 obtain an adult beverage business license in accordance with K.C.C. chapter 6.74;

169 K. Uses not allowed as home occupation may be allowed as a home industry
170 under K.C.C. chapter 21A.30; and

171 L. The home occupation or occupations may use or store vehicles, as follows:

172 1. The total number of vehicles for all home occupations shall be:

173 a. for any lot five acres or less: two;

174 b. for lots greater than five acres: three; and

175 c. for lots greater than ten acres: four;

176 2. The vehicles are not stored within any required setback areas of the lot or on
177 adjacent streets; and

178 3. The parking area for the vehicles shall not be considered part of the outdoor
179 storage area provided for in subsection C. of this section.

180 SECTION 300. Ordinance 10870, Section 537, as amended, and K.C.C.
181 21A.30.090 are hereby amended to read as follows:

182 A resident of a dwelling unit may establish a home industry as an accessory
183 activity, as follows:

184 A. The site area is one acre or greater;

185 B. The area of the dwelling unit used for the home industry does not exceed fifty
186 percent of the floor area of the dwelling unit((-);

187 C. Areas within attached garages and storage buildings shall not be considered
188 part of the dwelling unit for purposes of calculating allowable home industry area but
189 may be used for storage of goods associated with the home industry;

190 D. The dwelling unit shall be the primary residence of the owner of the home
191 industry business. No more than six nonresidents who work on-site at the time;

192 E. In addition to required parking for the dwelling unit, on-site parking is
193 provided as follows:

194 1. One ((stall)) space for each nonresident employee of the home industry; and

195 2. One ((stall)) space for customer parking;

196 F. Additional customer parking shall be calculated for areas devoted to the home
197 industry at the rate of one stall per:

198 1. One thousand square feet of building floor area; and

199 2. Two thousand square feet of outdoor work or storage area;

200 G. Sales are limited to items produced on-site, except for items collected, traded,
201 and occasionally sold by hobbyists, such as coins, stamps, and antiques;

202 H. Ten feet of Type I landscaping are provided around portions of parking and
203 outside storage areas that are otherwise visible from adjacent properties or public rights-
204 of-way;

205 I. The department ensures compatibility of the home industry by:

206 1. Limiting the type and size of equipment used by the home industry to those
207 that are compatible with the surrounding neighborhood;

208 2. Providing for setbacks or screening as needed to protect adjacent residential
209 properties;

210 3. Specifying hours of operation;

211 4. Determining acceptable levels of outdoor lighting; and

212 5. Requiring sound level tests for activities determined to produce sound levels
213 that may be in excess of those in K.C.C. chapter 12.88;

214 J. Recreational (~~((marijuana))~~) cannabis processors, recreational (~~((marijuana))~~)
215 cannabis producers, and recreational (~~((marijuana))~~) cannabis retailers shall not be allowed
216 as home industry; and

217 K. Winery, brewery, distillery facility I, II and III, and remote tasting room shall
218 not be allowed as home industry, except that home industry adult beverage businesses
219 that have, in accordance with K.C.C. 20.20.070, a vested conditional use permit
220 application before December 31, 2019, shall be considered legally nonconforming and
221 allowed to remain in their current location subject to K.C.C. 21A.32.020 through
222 21A.32.075. Such nonconforming businesses remain subject to all other requirements of
223 this section and all applicable state and local regulations. The resident operator of a
224 nonconforming winery, brewery or distillery home industry shall obtain an adult
225 beverage business license in accordance with K.C.C. chapter 6.74.

12/9/24
RDem-R-333
(Att A)

Sponsor: Dembowski, Zahilay, Perry

[E. Auzins]

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 In Attachment A, on page 3-22, line 1118, after "**infrastructure**" insert "**, require an urban**
4 **level of infrastructure.**"

5

6 **EFFECT prepared by E. Auzins:** Modifies Policy R-333 to state that agencies
7 providing services in the Rural Area and Natural Resource Lands have standards that
8 shall not "require an urban level of infrastructure" in addition to "substantial investment"
9 or "encourage urban development."

10

11 The blue language below would be added to this policy:

12

13 ~~((R-401))~~ **R-333** King County shall work with cities and other agencies providing services to the
14 Rural Area and Natural Resource Lands to adopt standards for those partners'
15 facilities and services in the Rural Area and Natural Resource Lands. Those
16 standards shall ((that)):

17

a. ((p))Protect ((basic)) public health and safety and the environment((, but));

18

b. ((are)) Be financially supportable at appropriate densities;

19

c. Provide services at an appropriate size and scale; and

20

**d. ((do n))Not require a substantial investment in public infrastructure. require an
21 urban level of infrastructure, or encourage urban development.**

12/9/2024

Perry-Public Infrastructure
Investments if Amd 3 passes
(Att A)

[J. Tracy]

Sponsor: Perry

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 In Attachment A, on page 3-23, strike lines 1205 through 1209 and insert:

4 "f. Industrial uses requiring substantial investments in infrastructure (such as
5 water, sewers or transportation facilities), or facilities that generate substantial
6 volumes of heavy gross weight truck trips, shall be ~~((reduced-in))~~ sized to avoid
7 the need for public funding of ~~((the))~~ infrastructure needed to support the
8 use."
9

10 **EFFECT prepared by J. Tracy:** Modifies Policy R-338 to removes proposed changes in
11 the transmittal that would prohibit any substantial investment in infrastructure relating to
12 rural industrial uses. Industrial uses would instead need to be sized to avoid public
13 funding of the infrastructure.

14
15 The full policy would read as follows, with changes to the striker shown in blue (note that
16 another line amendment would modify a different portion of Policy R-338, and that
17 amendment is not reflected here):

18
19 **~~R-514))~~ R-338 Development regulations for new industrial development on Industrial-zoned
20 properties in the Rural Area shall require the following:**

- 21 a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum
22 impervious surface percentage standards in comparison to standards for urban
23 industrial development;
- 24 b. Maximum protection of ~~((sensitive-natural-features))~~ critical areas, especially
25 with regards to salmonid habitat and water quality;
- 26 c. Building and landscape design that respects the aesthetic qualities and
27 character of the Rural Area, and provides substantial buffering from the
28 adjoining uses and scenic vistas;
- 29 d. Building ~~((colors-and-materials-that-are-muted;))~~ design that is compatible with
30 a rural setting, signs that are not internally illuminated, and site and building
31 lighting that is held to the minimum necessary for safety;
- 32 e. Prohibition of ~~((H))~~ heavier industrial uses, new industrial uses producing
33 substantial waste byproducts or wastewater discharge, or new paper, chemical
34 and allied products manufacturing uses allowed in the urban industrial zone
35 ~~((shall-be-prohibited))~~; and
- 36 f. Industrial uses ~~((requiring))~~ be sized to avoid substantial investments in
37 infrastructure, (such as water, sewers, or transportation facilities), or facilities

38
39
40

that generate substantial volumes of heavy-gross weight truck trips~~(, shall be~~
~~((reduced-in)) sized to avoid the need for public funding of the infrastructure))~~
needed to support the use.

12/9/24

Mosqueda-Action14 Water
Systems
(Att A)

[E. Auzins]

Sponsor: MosquedaProposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 In Attachment A, on page 12-36, strike lines 1760 through 1794 and insert:

4 **"Action 14: Vashon-Maury Island Water System Planning / Title 13 Update**

5 Groundwater quality and supply is one of the most important factors in planning for Vashon-Maury
6 Island. With a sole source aquifer that relies exclusively on rainwater to replenish reserves, and
7 provides nearly all drinking water for the island, Vashon-Maury Island is one of four areas in
8 unincorporated King County declared a Critical Water Supply Area, a designation that triggers
9 additional review and regulation by both King County and the Washington State Department of
10 Ecology. The island is served by 23 Group A water purveyors, as well as over 130 smaller, privately
11 managed Group B systems and over 1,000 private, exempt wells. King County Water District 19 is
12 the largest purveyor on the island and encompasses the Vashon Rural Town.

13
14 To better plan for the long-term resiliency of Vashon-Maury Island's water resources and ensure
15 equitable access to water resources, the County should update K.C.C. Title 13 to recognize the
16 climate resilience element required by RCW 43.20.310 and require the following to be included as
17 part of water system plans submitted to the County for approval:

18 a. Analysis of the anticipated impacts of climate change on Vashon-Maury Island's water supply,
19 and actions that can be taken in the short- and long-term to increase the resilience of water
20 systems to anticipated impacts and to mitigate associated risks to public health and safety;

21 b. Actions that can be taken to further encourage the use of greywater systems on the island and
22 remove barriers to installation of such systems;

23 c. Analysis, using the best available scientific techniques, of whether there is sufficient groundwater
24 capacity to support creation of additional water shares;

25 d. Methods to prioritize any additional water shares for culturally welcoming affordable housing;
26 and

27 e. Information about the water district's efforts to collaborate with Group B water systems that share
28 the same aquifer.

- 29
30 • Deliverables: The Executive should file with the Council proposed code changes to K.C.C.
31 Title 13.
32 • Timeline: The proposed ordinance should be filed with the Council by June 30, 2026.
33 • Lead Agency: Department of Local Services
34 • Support Agency: Utilities Technical Review Committee"

35

36 **EFFECT prepared by E. Auzins:** Modifies Work Plan Action 14 to change the focus
37 from the County doing a comprehensive analysis of water systems on Vashon-Maury
38 Island, to requiring that the Executive update Title 13 and require that water plans
39 submitted to the County include additional information on climate change impacts,
40 greywater systems, groundwater capacity, prioritization of water shares for affordable
41 housing, and coordination with Group B water systems that share the same aquifer.
42 Changes to the language in S1 are shown in blue:
43

44 **Action 14: Vashon-Maury Island Water Systems Comprehensive Analysis Report System**
45 **Planning / Title 13 Update**

46 Groundwater quality and supply is one of the most important factors in planning for Vashon-Maury
47 Island. With a sole source aquifer that relies exclusively on rainwater to replenish reserves, and
48 provides nearly all drinking water for the island, Vashon-Maury Island is one of four areas in
49 unincorporated King County declared a Critical Water Supply Area, a designation that triggers
50 additional review and regulation by both King County and the Washington State Department of
51 Ecology. The island is served by 23 Group A water purveyors, as well as over 130 smaller, privately
52 managed Group B systems and over 1,000 private, exempt wells. King County Water District 19 is
53 the largest purveyor on the island and encompasses the Vashon Rural Town.

54
55 To better plan for the long-term resiliency of Vashon-Maury Island's water resources and ensure
56 equitable access to water resources, the County should undertake a comprehensive analysis of
57 water systems on Vashon-Maury Island, in partnership with the Island's water districts and
58 groundwater protection committee. The study should include, but not be limited to: the County
59 should update K.C.C. Title 13 to recognize the climate resilience element required by RCW
60 43.20.310 and require the following to be included as part of water system plans submitted to the
61 County for approval:

- 62 a. Analysis of the anticipated impacts of climate change on Vashon-Maury Island's water supply,
63 and actions that can be taken in the short- and long-term to increase the resilience of water
64 systems to anticipated impacts and to mitigate associated risks to public health and safety;
65 b. Actions that can be taken to further encourage the use of greywater systems on the island and
66 remove barriers to installation of such systems;
67 c. Analysis, using the best available scientific techniques, of whether there is sufficient groundwater
68 capacity to support creation of additional water shares; ~~and~~
69 d. Methods to prioritize any additional water shares for culturally welcoming affordable housing;
70 and
71 e. Information about the water district's efforts to collaborate with Group B water systems that share
72 the same aquifer.

- 73
74 • Deliverables: The Executive should file with the Council a Vashon-Maury Island Water
75 Systems Comprehensive Analysis report and any recommended policy and proposed code
76 changes to K.C.C. Title 13.
77 • Timeline: Vashon-Maury Island Vashon-Maury Island Water Systems Comprehensive
78 Analysis report and The proposed ordinance, if recommended, should be filed with the
79 Council by June 30, 2033, 2026.
80 • Lead Agency: Department of Natural Resources and Parks, Local Services
81 • Support Agency: Department of Local Services, Utilities Technical Review Committee

12/9/2024
PvR-Green Energy SDO
(Att I)

Sponsor: von Reichbauer

[J. Tracy]

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023--0440, VERSION 2**

3 In Attachment I, on page 263, strike lines 2278 through 2279, and insert:

4 "

2823069009	2923069080	2923069082
------------	------------	------------

5 "

6 "

7

8 In Attachment I, on page 263, on line 2280, after "to" strike "four" and insert "two"

9

10 In Attachment I, beginning on page 263, strike lines 2285 through 2286 and insert:

11 "

15 **EFFECT prepared by *J. Tracy*:** Removes two parcels from the green energy special
16 district overlay. These parcels have recently been acquired by King County Parks for the
17 purpose of open space land.