

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
*	Single Detached	P C12	P2		P C12	P C12	P C12	P C12	P ((15)) 16					2. In the forest production district, the following conditions apply: a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage disposal systems, and driveways. Additional site disturbance for agriculture, including raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm management plan is prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot; b. A forest management plan shall be required for any new residence in the forest production district, that shall be reviewed and approved by the King County department of natural resources and parks before building permit issuance; and c. The forest management plan shall incorporate a fire protection element that includes fire safety best management practices developed by the department. 12. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions, or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section. 16. The development for a detached single-family residence shall be consistent with the following: a. The lot must have legally existed before March 1, 2005; b. The lot has a Comprehensive Plan land use designation of Rural Neighborhood Commercial Center or Rural Area; and c. The standards of this title for the RA-5 zone shall apply.	*	Single Detached Residence	P 17 ((C 42))	P2					P ((C 42))	P ((C 42))	P ((C 42))	P ((C 42))	P ((15)) 16												2. In the forest production district, the following conditions apply: a. Site disturbance associated with development of any new residence shall be limited to three acres. Site disturbance shall mean all land alterations including, but not limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage disposal systems, and driveways. Additional site disturbance for agriculture, including raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be approved only if a farm management plan is prepared in accordance with K.C.C. chapter 21A.30. Animal densities shall be based on the area devoted to animal care and not the total area of the lot; b. A forest management plan shall be required for any new residence in the forest production district, that shall be reviewed and approved by the King County department of natural resources and parks before building permit issuance; and c. The forest management plan shall incorporate a fire protection element that includes fire safety best management practices developed by the department. 12. <del>((Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section.))</del> 15. <del>((Only in the R4-R8 zones e))</del> Subject to the following standards: a. Developments shall contain only cottage housing units with no fewer than three units. If the site contains an existing <del>((home))</del> residence that is not being demolished, the existing <del>((house))</del> residence is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B.; and b. Cottage housing developments should consider including a variety of housing sizes, such as units with a range of bedroom sizes or total floor area <del>((and</del> c. <del>Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035)).</del> 16. The development for a <del>single</del> detached <del>((single-family))</del> residence shall be consistent with the following: a. The lot <del>((must have))</del> legally existed before March 1, 2005; b. The lot has a Comprehensive Plan land use designation of <del>((Rural Neighborhood Commercial Center or Rural Area))</del> rural neighborhood commercial center or rural area; and c. The <del>dimensional</del> standards of this title for the RA-5 zone shall apply to the single detached residences. 17. <del>a. ((Only in the R-1 zone as an accessory to a golf facility and consistent with K.C.C. 21A.08.040.)) Only farm residences, accessory to active, ongoing use of the site for agriculture, are allowed, except as provided for farm worker housing in K.C.C. 21A.08.090. The property owner shall file with the department of executive services, records and licensing services division, a notice approved by the department identifying the residence as a farm residence, and stating that the housing shall be occupied only by the owner or operator of the commercial agriculture operation, their families, and their employees while employed on site by the owner. The notice shall run with the land.</del> b. farm residences shall be located on portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production or areas without prime agricultural soils.	Yes.  Committee version removes requirement for a CUP if more than 1 du is on an individual lot.  Full Council striker limits to farm residences with notice on title and further criteria.
*	Duplex				C4	C4	P5 P19	P19	P3	P3	P3	P3		3. Only as part of a mixed use development in urban areas and rural towns and subject to the conditions of K.C.C. chapter 21A.14, except that; a. in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse	*	Duplex															3. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except that; a. in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are <del>((permitted))</del> allowed subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180;	Yes, in committee (to undo Executive proposed for mixed-use requirement)								

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL													COUNCIL STRIKER																															
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker													
														developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180; and b. in commercial zones in the Rural Area outside of rural towns and on historic properties listed in the National Register of Historic Places or designated as a King County landmark, multifamily residential, or group residence uses are allowed within existing buildings. 4. Only in a building listed ((en)) in the National Register ((as-an-historic-site)) of Historic Places or designated as a King County landmark subject to K.C.C. chapter 21A.32. 5.a. In the R-1 zone, duplex, triplex, fourplex, and apartment units are permitted, if: (1) At least fifty percent of the site is constrained by unbuildable critical areas. For purposes of this subsection, unbuildable critical areas includes wetlands, aquatic areas, and slopes forty percent or steeper, and associated buffers; and (2) The density does not exceed a density of eighteen units per acre of net buildable area. b. In the R-4 through R-8 zones, duplex, triplex, fourplex, and apartment units and permanent supportive housing are permitted if the density does not exceed a density of eighteen units per acre of net buildable area. ((c. If the proposal will exceed base density for the zone in which it is proposed, a conditional use permit is required.)) 19.a. A duplex is allowed on a R-4 through R-8 zoned lot that is four thousand five hundred square feet or greater, despite base density requirement established in K.C.C. 21A.12.030, if under K.C.C. chapter 21A.37: (1) When the lot is located in Snoqualmie Pass rural town, one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37; or (2) When the lot is located in the urban area, one half transferable development right is purchased from the Rural Area or Natural Resource Lands or one transfer of development right is purchased from the urban area under K.C.C. chapter 21A.37; and b. Not allowed on a lot that contains an accessory dwelling unit or accessory living quarter. 11. ((Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.)) Repealed.																													and b. in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark, mixed-use is not required. 4. Only in a building listed ((en)) in the National Register ((as-an-historic-site)) of Historic Places or designated as a King County landmark ((subject to K.C.C. chapter 21A.32)). 12. A duplex is allowed on a lot that is four thousand five hundred square feet or greater, despite base density requirement established in K.C.C. 21A.12.030, if under K.C.C. chapter 21A.37: (1) The lot is located in Snoqualmie Pass Rural Town and one transferable development right is purchased from the rural area or natural resource lands; or (2) The lot is located in the urban area and one-half transferable development right is purchased from the rural area or natural resource lands, or one transfer of development right is purchased from the urban area.	
*	Triplex				C4	C4	P5 P19	P19	P3	P3	P3	P3		subsection, unbuildable critical areas includes wetlands, aquatic areas, and slopes forty percent or steeper, and associated buffers; and (2) The density does not exceed a density of eighteen units per acre of net buildable area.	*	Houseplex					C4	C4	P	P	P	P3	P3	P3	P3			3. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except that: a. in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are ((permitted)) allowed subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180; and b. in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark, mixed-use is not required. 4. Only in a building listed ((en)) in the National Register ((as-an-historic-site)) of Historic Places or designated as a King County landmark ((subject to K.C.C. chapter 21A.32)).	Yes in committee:											
*	Fourplex				C4	C4	P5 P19	P19	P3	P3	P3	P3		((c. If the proposal will exceed base density for the zone in which it is proposed, a conditional use permit is required.)) 19.a. A duplex is allowed on a R-4 through R-8 zoned lot that is four thousand five hundred square feet or greater, despite base density requirement established in K.C.C. 21A.12.030, if under K.C.C. chapter 21A.37: (1) When the lot is located in Snoqualmie Pass rural town, one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37; or (2) When the lot is located in the urban area, one half transferable development right is purchased from the Rural Area or Natural Resource Lands or one transfer of development right is purchased from the urban area under K.C.C. chapter 21A.37; and b. Not allowed on a lot that contains an accessory dwelling unit or accessory living quarter. 11. ((Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.)) Repealed.																										3. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except that: a. in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are ((permitted)) allowed subject to	Create a new use for houseplex (between 3 and 9 units), remove triplexes and fourplexes, and townhouses and apartments would be raised to developments with 10 or more units.  Remove CUP requirement to locate more than one dwelling unit on an individual lot.  Duplexes, houseplexes, and townhouses are allowed in the R-1 subject to the base density. Apartments (5+ units) would not be allowed in the R-1 zones. Removes net buildable area standard.  Duplexes, houseplexes, and townhouses are allowed in the R-4 through R-48 zones, subject to the base density.  Removes requirement for duplexes, houseplexes, apartments, and permanent supportive housing to comply with net buildable area requirements.			
*	Apartment				C4	C4	P5 ((G 5))	P	P3	P3	P3	P3			*	Apartment					C4	C4	P ((5 G5))	P	P3	P3	P3	P3					3. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except that: a. in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are ((permitted)) allowed subject to	Yes, in committee (to undo Executive proposed for mixed-use requirement)										

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
																															K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180; and b. in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark, mixed-use is not required. 4. Only in a building listed ((on)) in the National Register ((as-an historic site)) of Historic Places or designated as a King County landmark ((subject to K.C.C. chapter 21A.32)). 5.a. ((In the R-1 zone, apartment units are permitted, if: (1) At least fifty percent of the site is constrained by unbuildable critical areas. For purposes of this subsection, unbuildable critical areas includes wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and (2) The density does not exceed a density of eighteen units per acre of net buildable area. b. In the R-4 through R-8 zones, apartment are permitted if the density does not exceed a density of eighteen units per acre of net buildable area. c. If the proposal will exceed base density for the zone in which it is proposed, a conditional use permit is required.)) <del>Repealed.</del>		
*	Senior ((Citizen)) Assisted Housing					P4	P4	P	P3	P3	P3	P3			*	Senior ((Citizen)) Assisted Housing					P4	P4	P((4))	P	P3	P3	P3	P3			3. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except that: a. in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are ((permitted)) <u>allowed</u> subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180; and b. in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark, mixed-use is not required. 4. Only in a building listed ((on)) in the National Register ((as-an historic site)) of Historic Places or designated as a King County landmark ((subject to K.C.C. chapter 21A.32)).	Yes, in committee (to undo Executive proposed for mixed-use requirement), and to make this use consistent with townhouse and apartment use allowance.	
*	Townhouse				C4	C4	P11 ((C42))	P	P3	P3	P3	P3			*	Townhouse				C4	C4	P	P((C42))	P	P3	P3	P3	P3			3. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except that: a. in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are ((permitted)) <u>allowed</u> subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180; and b. in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark, mixed-use is not required. 4. Only in a building listed ((on)) in the National Register ((as-an historic site)) of Historic Places or designated as a King County landmark ((subject to K.C.C. chapter 21A.32)). 11. ((Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.)) 12. ((Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section.))	Yes, in committee (to undo Executive proposed for mixed-use requirement and removing CUP requirement)	
*	Mobile Home Park				S13		C8	P						13. No new mobile home parks are allowed in a rural zone. 8. Mobile home parks shall not be permitted in the R-1 zones.	*	((Mobile)) Manufacture d Home ((Park)) Community				S13			((C8))	P						8. ((Mobile home parks shall not be permitted in the R-1 zones.)) <del>Repealed.</del> 13. No new ((mobile)) manufactured home ((parks)) communities are allowed in ((a rural)) the RA zone.	No substantive change.		
*	Cottage Housing						P15							15. Only in the R4-R8 zones subject to the following standards: a. Developments shall contain only cottage housing units with no fewer than three units. If the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B.; b. Cottage housing developments should consider including a variety of housing sizes, such as units with a range of bedroom sizes or total floor	*	Cottage Housing						P15	P15									15. ((Only in the R4-R8 zones s)) Subject to the following standards: a. Developments shall contain only cottage housing units with no fewer than three units. If the site contains an existing ((home)) residence that is not being demolished, the existing ((house)) residence is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B.; and b. Cottage housing developments should consider including a variety of housing sizes, such as units with a range of bedroom sizes or total floor area((-and c. Before filing an application with the department, the	Yes in committee, to add cottage housing in R-12 to R-48 zones, and to remove requirement for pre-application community meeting.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														area; and c. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.																applicant shall hold a community meeting in accordance with K.C.C. 20.20.035)).										
*	Dormitory				C6	C6	C6	P						6. Only as accessory to a school, college, university, or ((church)) religious facility.	*	((Dormitory) ) <u>Congregate Residence</u>				C6	C6	<u>C6</u>	C6	P10	<u>P11</u>	<u>P11</u>	<u>P11</u>	<u>P11</u>		6. Only as accessory to a school, college, university, or ((church)) religious facility. 10. Allowed when meeting the provisions in K.C.C. 21A.14.xxx (the new section created by section 166 of this ordinance). 11. Allowed as part of a mixed-use development and meeting provisions in K.C.C. 21A.14.xxx (the new section created by section 166 of this ordinance).	Yes, in committee, to allow congregate housing in NB, CB, RB, O zones, in a mixed-use development, and meeting standards in Section 166 of the PO.  Full Council striker added the requirement for compliance with Section 166 in the R-4 to 8 zones.									
	<b>ACCESSORY USES:</b>														<b>ACCESSORY USES:</b>																									
*	Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7		7.a. Accessory dwelling units are subject to the following standards: (1) ((Only one accessory dwelling per primary single detached dwelling or townhouse unit; (2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met: (a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town; or (b) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town, except that if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on a RA-5 zoned lot that is two and one-half acres or greater; (3)) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except: (a) when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply; or (b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum; ((or (c) on a site zoned RA if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the accessory dwelling unit is permitted a maximum heated floor area of one thousand five hundred square feet and one thousand five hundred square feet of unheated floor area; (4) Accessory dwelling units that are not wholly contained within an existing dwelling unit shall not exceed the base height established in 21A.12.030; (5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street; (6)) (2) Attached accessory dwelling units shall have at least one common wall with the primary dwelling unit and appear to be contained within one structure. Connection through a breezeway or	*	Residential Accessory Uses	P7	P7		P7	P7	<u>P7</u>	P7	P7	P7	P7	P7	P7											7.a. Accessory dwelling units are subject to the following standards: (1) ((Only one accessory dwelling per primary single detached dwelling or townhouse unit; (2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met: (a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town; or (b) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town, except that if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on a RA-5 zoned lot that is two and one-half acres or greater; (3)) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except: (a) when the accessory dwelling unit is wholly contained within a basement or attic of the primary dwelling unit, this limitation does not apply; (b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum; ((or) and (c) ((on a site zoned RA if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the accessory dwelling unit is permitted a maximum heated floor area of one thousand five hundred square feet and one thousand five hundred square feet of unheated floor area;)) in the urban area, accessory dwelling units that do not provide the maximum amount of unheated floor area allowed in subsection B.7.a.(1) of this section may increase their heated floor area by one square foot for each square foot of allowed unheated floor area not provided, up to a maximum of one thousand five hundred square feet of heated floor area. For example, an accessory dwelling unit could include one thousand two hundred fifty square feet of heated floor space if only seven hundred fifty square feet of unheated floor space was included. (4)) (2) Accessory dwelling units that are not wholly contained within an existing dwelling unit shall not exceed the base height established in K.C.C. 21A.12.030; (5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street; (6)) (3) Attached accessory dwelling units shall have at least one common wall with the primary dwelling unit and appear to be	Yes  Committee version – adds back the base height requirement.  Committee version – Changes the ADU allowance to two ADUs per lot, not per primary unit, in the urban area.  Committee version – Remove requirement for attached ADU to have a continuous roofline that appears to be one single building.  Committee version – remove rural ADU subdivision requirements  Full Council striker – Allow, in the urban area, a detached accessory dwelling unit (ADU) to have up to 1,500 square feet of heated area, if there is a corresponding decrease to the maximum allowed unheated area.  Full Council striker – Add back rural ADU subdivision requirements  Full Council striker – a reference to home-based animal shelter is added to the

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL															COUNCIL STRIKER																														
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker														
														<p>covered pathway shall not constitute an attached accessory dwelling unit unless the breeze way or covered pathway is:</p> <p>(a) is less than ten feet in length;</p> <p>(b) shares a common wall with both the accessory dwelling unit and primary residence;</p> <p>(c) has a continuous roofline that appears to be one single building;</p> <p>(d) is completely enclosed; and</p> <p>(e) is heated space;</p> <p>(3) No additional off-street parking spaces are required for accessory dwelling units;</p> <p>((7) The primary dwelling unit or the accessory dwelling unit shall be occupied either by the owner of the primary dwelling unit or by an immediate family member of the owner. Immediate family members are limited to spouses, siblings, parents, grandparents, children and grandchildren, either by blood, adoption or marriage, of the owner. The accessory dwelling unit shall be converted to another permitted use or shall be removed if neither dwelling unit is occupied by the owner or an immediate family member;</p> <p>(8)) (4) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be ((set forth)) established in administrative rules;</p> <p>((9)) (5) Accessory dwelling units are not allowed in the F zone;</p> <p>(6) For lots in the UR, R-1 through R-48, and NB zones in the urban growth area and that meet the minimum lot area for construction in K.C.C. 21A.12.100:</p> <p>(a) Two accessory dwelling units are allowed per primary single detached dwelling unit, duplex, triplex, fourplex, or townhouse unit in the following configurations:</p> <p>(i) one attached accessory dwelling unit and one detached accessory dwelling unit;</p> <p>(ii) two attached accessory dwelling units; or</p> <p>(iii) two detached accessory dwelling units, which may be either one or two detached structures;</p> <p>(b) Accessory dwelling units may be converted from existing structures, including but limited to garages, even if the existing structure violates requirements for setbacks or maximum impervious surface percentage; and</p> <p>(c) No public street improvements are required for accessory dwelling units;</p> <p>(7) For lots in the rural area or on natural resource lands:</p> <p>(a) only one accessory dwelling unit per primary single detached dwelling unit;</p> <p>(b) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</p> <p>(i) the lot must be three thousand two hundred square feet or greater if located in a rural town; or</p> <p>(ii) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town or on natural resource lands;</p> <p>(c) When the primary and accessory dwelling unit are located in the same building, or in multiple buildings connected by a breezeway or covered</p>																														<p>contained within one structure. Connection through a breezeway or covered pathway shall not constitute an attached accessory dwelling unit unless the breeze way or covered pathway is:</p> <p>(a) is less than ten feet in length;</p> <p>(b) shares a common wall with both the accessory dwelling unit and primary residence;</p> <p>(c) is completely enclosed; and</p> <p>(d) is heated space;</p> <p>(4) No additional off-street parking spaces are required for accessory dwelling units;</p> <p>((7) The primary dwelling unit or the accessory dwelling unit shall be occupied either by the owner of the primary dwelling unit or by an immediate family member of the owner. Immediate family members are limited to spouses, siblings, parents, grandparents, children and grandchildren, either by blood, adoption or marriage, of the owner. The accessory dwelling unit shall be converted to another permitted use or shall be removed if neither dwelling unit is occupied by the owner or an immediate family member;</p> <p>(8)) (5) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be ((set forth)) established in administrative rules;</p> <p>((9)) (6) Accessory dwelling units are ((not allowed)) prohibited in the F zone;</p> <p>(7) For lots in the urban area:</p> <p>(a) Two accessory dwelling units are allowed per lot in the following configurations:</p> <p>(i) one attached accessory dwelling unit and one detached accessory dwelling unit;</p> <p>(ii) two attached accessory dwelling units; or</p> <p>(iii) two detached accessory dwelling units, which may be either one or two detached structures;</p> <p>(b) Accessory dwelling units may be converted from existing structures, including but not limited to garages, even if the existing structure is legally nonconforming with respect to setbacks or maximum impervious surface percentage; and</p> <p>(c) No public street improvements are required for accessory dwelling units; and</p> <p>(8) For lots in the rural area or on natural resource lands:</p> <p>(a) One accessory dwelling unit is allowed per lot;</p> <p>(b) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when:</p> <p>(i) there is no more than one primary dwelling unit on the lot; and</p> <p>(ii) the lot is three thousand two hundred square feet or greater if located in a rural town or meets the minimum lot area for the applicable zone if located in the rural area but not in a rural town or on natural resource lands;</p> <p>(c) When the primary and accessory dwelling unit are located in the same building, or in multiple buildings connected by a breezeway or covered pathway, only one entrance may front a street;</p> <p>((10)) (d) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; ((and))</p> <p>((11)) (e) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners; and</p> <p>da(f) Accessory dwelling units in structures detached from the primary dwelling unit shall be counted as a separate dwelling unit for the purpose of lot calculations in place at the time of a proposed subdivision. If an accessory dwelling unit in a detached building in the RA zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an additional detached accessory dwelling unit constructed</p>	animal regulations.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL													COUNCIL STRIKER																												
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker										
														pathway, only one entrance may front a street; (((14))) (d) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; ((and)) (((14))) (e) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners(-); and (f) Accessory dwelling units in structures detached from the primary dwelling unit shall be counted as a separate dwelling unit for the purpose of lot calculations in place at the time of a proposed subdivision. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required by the zone in K.C.C. 21A.12.030 or 21A.12.040. b. Accessory living quarters: (1) are limited to one per ((lot)) primary single detached dwelling unit; (2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town; (3) shall not exceed the base height as established in K.C.C. 21A.12.030; (4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and (5) are not allowed in the F zone. c. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county ((right-of-way)) right of way, to a waterbody or landing field, but only if there are: (1) no aircraft sales, service, repair, charter, or rental; and (2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft. d. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.																										unless the lot is at least twice the minimum lot area required by the zone in K.C.C. 21A.12.030 or 21A.12.040. b. Accessory living quarters: (1) are limited to one per lot; (2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town; (3) shall not exceed the base height as established in K.C.C. 21A.12.030; (4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and (5) are ((not-allowed)) prohibited in the F zone. c. One single or twin engine, noncommercial aircraft shall be ((permitted)) allowed only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, but only if there are: (1) no aircraft sales, service, repair, charter, or rental; and (2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft. d. Battery energy storage systems are considered a residential accessory use when the total system capacity is two megawatts or less, and: (1) the system provides electricity for on-site use only, with "on-site use" including net metering as well as charging of vehicles on-site or in the right-of-way immediately adjacent to the site; or (2) the system is intended primarily for on-site use, but also participates in load sharing or another grid-connected electricity-sharing arrangement. e. Hobby kennels, hobby catteries, and home-based animal shelters are subject to K.C.C. 21A.30.020. f. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.	
*	Home Occupation	P18	P18		P18	P18	P18	P18	P18	P18	P18	P18		18. Allowed if consistent with K.C.C. chapter 21A.30.	*	Home Occupation	P18	P18		P18	P18	<u>P18</u>	P18	P18	P18	P18	P18	P18			18. Allowed if consistent with K.C.C. chapter 21A.30.	No substantive change.									
*	Home Industry	C			C	C	C								*	Home Industry	C			C	C	<u>C</u>	C									No substantive change.									
	<b>TEMPORARY LODGING</b>															<b>TEMPORARY LODGING:</b>																									
7011	Hotel/Motel (1)									P	P	P		1. Except bed and breakfast guesthouses.	7011	Hotel/Motel (14)										P	P	P			14. ((Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation)) Except bed and breakfast guesthouses.	No substantive change.									
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10			9. Only as accessory to the permanent residence of the operator, and: a. Serving meals shall be limited to paying guests; and b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night. 10. Only if part of a mixed use development, and	*	Bed and Breakfast Guesthouse	P15			P15	P15	P15	P15	P15	P15	P16	P16			15. Subject to the following: a. Only as accessory use to the permanent residence of The operator; b. Served meals shall be limited to paying guests; and c. Limited to no more than five rooms accommodating up to ten guests. 16. Only if part of a mixed-use development, and subject to the conditions of subsection B.15. of this section.	No substantive change.										

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														subject to the conditions of subsection B.9. of this section.																										
7041	Organization Hotel/Lodging Houses						P17				P			17. Only in the R-1 zone as an accessory to a golf facility and consistent with K.C.C. 21A.08.040.	7041	Organization Hotel/Lodging Houses											P				23. Only in the R-1 zone, as an accessory to a golf course facility and consistent with K.C.C. 21A.08.040.	No substantive change.								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I		SIC #	SPECIFIC LAND USE	A	F	M	RA (18)	UR	R-1	((R1-8)) R-4 R-8	R12-48	NB	CB	RB	O	I		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)).	No substantive change.								
	PARK/RECREATION:															PARK/RECREATION:																								
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13	1. The following conditions and limitations shall apply, where appropriate: a. No stadiums on sites less than ten acres; b. Lighting for structures and fields shall be directed away from rural area and residential zones; c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining rural area and residential zones, except for fences and mesh backstops; d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and e. Overnight camping is allowed only in an approved campground. 13. Subject to the following: a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding; b. No bleachers or stadiums are permitted if the site is less than ten acres, and no public amusement devices for hire are permitted; c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.	*	Park	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P	P13	1. The following conditions and limitations shall apply, where appropriate: a. No stadiums on sites less than ten acres; b. Lighting for structures and fields shall be directed away from ((rural area and residential)) RA, UR, and R zones; c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining ((rural area and residential)) RA, UR, and R zones, except for fences and mesh backstops; d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and e. Overnight camping is allowed only in an approved campground. 13. Subject to the following: a. The park shall abut an existing park on one or more sides, intervening roads notwithstanding; b. No bleachers or stadiums are ((permitted)) allowed if the site is less than ten acres, and no public amusement devices for hire are ((permitted)) allowed; c. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any premises upon which a dwelling unit is located; and d. All buildings or structures or service yards on the site shall maintain a distance not less than fifty feet from any property line and from any public street.	No substantive change.
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P		*	Trails	P	P	P	P	P	P	P	P	P	P	P	P	P	P		No substantive change.								
*	Campgrounds		P16 C16 a	P16	P16 C16 a	P16 C16 a							P16 C16 a	16. Subject to the following conditions: a. The length of stay per party in campgrounds shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; and b. Only for campgrounds that are part of a proposed or existing county park, that are subject to review and public meetings through the department of natural resources and parks.	*	Campgrounds		P16 C16 a	P16	P16 C16 a	P16 C16 a							P16 C16 a	16. Subject to the following conditions: a. The length of stay per party in campgrounds shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; and b. Only for campgrounds that are part of a proposed or existing county park, that are subject to review and public meetings through the department of natural resources and parks.	No substantive change.										
*	Destination Resorts		S30		S ((148)) 30	((C))					((C))			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)). 30.a. A community meeting consistent with K.C.C. 20.20.035 shall be convened by the applicant before submittal of an application for permits to establish a destination resort. b. 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. c. Except for trails, residential and recreational structures and facilities shall be setback at least one hundred feet from adjacent roadways and access easements; and at least three hundred feet from	*	Destination Resorts		S30		S((148)) 30	((C))				((C))				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)). 30.a. Before submitting an application, the applicant shall hold a community meeting consistent with K.C.C. 20.20.035. b. Except for trails, residential and recreational structures and facilities shall be setback at least one hundred feet from adjacent roadways and access easements; and at least three hundred feet from F, M, A, RA, UR, and R zoned properties. c. The site area shall be a minimum of ten acres and shall be at least five miles from the Urban Growth Area boundary. d. Temporary lodging units shall: (1) not exceed two units per acre and one hundred units total; (2) be proportionately scaled and limited based on developed	No substantive change.										

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker										
														adjacent residential, rural area, or resource zoned properties. d. Outside the urban growth area: (1) The minimum site area is ten acres and must be at least five miles from the urban growth area boundary; (2) the number of temporary lodging units shall not exceed two units per acre, up to one hundred units, and be proportionately scaled and limited based on developed site area, availability of recreation opportunities and distance to urban area zones allowing for temporary lodging; (3) the site must be within ten miles of at least three off-site, outdoor resource-based recreation activities; and (4) the destination resort shall provide at least two on-site outdoor resource-based recreation activities; e. Applications must identify all aspects of the proposal, including residential, commercial, and recreational uses; f. Accessory on-site uses shall be at a size and scale to serve primarily the guests of the resort; g. When occurring in the forest zone, forest production district, or rural forest focus areas, the proposal must demonstrate that the predominate land area will remain viable for resource-based uses or preservation of forestry resources, or both; and h. When occurring in the forest production district, only allowed if compatible with long-term forestry, protection of Indian tribal cultural resources, and other resource management goals of the Comprehensive Plan.																										site area, availability of recreation opportunities, and distance to urban area zones allowing for temporary lodging; e. The site shall be within ten miles of at least three off-site, outdoor resource-based recreation activities; f. The destination resort shall provide at least two on-site outdoor resource-based recreation activities; g. Applications shall identify all aspects of the proposal, including residential, commercial, and recreational uses; h. Accessory on-site uses shall be at a size and scale to serve primarily the guests of the destination resort; i. When occurring in the forest zone, forest production district, or rural forest focus areas, the proposal shall demonstrate that the predominate land area will remain viable for forest resource-based uses or preservation of forestry resources, or both; and j. When occurring in the forest production district, only allowed if compatible with long-term forestry, protection of Indian tribal cultural resources, and other resource management goals of the Comprehensive Plan.	
*	Marina		C3		C4	C4	C4	C4	P5	P	P	P	P	3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application. 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. 5. Limited to day moorage.	*	Marina		C3		C((4)) <u>5</u>	C((4)) <u>5</u>	<u>C5</u>	C((4)) <u>5</u>	C((4)) <u>5</u>	P5	P	P	P	P	3. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available before the date of application. 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)) 5. Limited to day moorage.	No substantive change. Change to development condition corrects an error.										
*	Recreational Vehicle Park		P19	P19	C2 and 18 P19	C2 P19								2. Recreational vehicle parks are subject to the following conditions and limitations: a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and c. Sewage shall be disposed in a system approved by ((the)) public health - Seattle((-)) & King County ((health department)). 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. 19. Only as an accessory to a recreation or multiuse park.	*	Recreational Vehicle Park		P19	P19	C2 ((and 18)) P19	C2 P19									2. Recreational vehicle parks are subject to the following conditions and limitations: a. The maximum length of stay of any vehicle shall not exceed one hundred eighty days during a three-hundred-sixty-five-day period; b. The minimum distance between recreational vehicle pads shall be no less than ten feet; and c. Sewage shall be disposed in a system approved by ((the)) public health - Seattle((-)) & King County ((health department)). 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)). 19. Only as an accessory to a recreation or multiuse park.	No substantive change.										
*	Sports Club (17)				C4 and	C4	C4	C4	C	P	P			4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities subject to the	*	Sports Club (8)					<u>C3</u>	<u>P6 C7</u>	<u>P6 C7</u>	<u>P6 C7</u>	<u>P6 C7</u>	<u>P6 C</u>	<u>P</u>	<u>P</u>			3. Subject to the following: a. Not ((permitted)) allowed in the RA-10 or RA-20 zones.	Yes, in committee version to allow as a									



**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																												
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker											
					18									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.																									((Limited to recreation facilities subject to the following conditions and limitations:)) ((a-)) <u>b.</u> The bulk and scale shall be compatible with ((residential or)) rural character of the area; ((b- For sports clubs, t)) <u>c.</u> 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-)) <u>d.</u> Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs; <u>e.</u> Outdoor amplified noise is not allowed; and <u>f.</u> Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 6. <u>Subject to the following:</u> <u>a.</u> Limited to a maximum of two thousand five hundred square feet of gross floor area; <u>b.</u> Amplified noise is prohibited; <u>c.</u> The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and <u>d.</u> Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 7. <u>Subject to the following:</u> <u>a.</u> Amplified noise is prohibited; <u>b.</u> Limited to a maximum of ten thousand square feet of gross floor area unless the building either is on the same site or adjacent to a site where a public facility is located or is nonprofit facility located in the urban area; and <u>c.</u> Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 8. <u>Only for stand-alone sports clubs that are not part of a park.</u>	permitted use in the UR and R zones if less than 2,500 square feet, with development conditions limiting the size, noise, parking, and hours of operation. Allow up to 10,000 square feet with a conditional use permit.		
*	Ski Area		S		S 18									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.	*	Ski Area		S		S((18))												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)).	No substantive change.									
*	Recreational Camp		C		P24 C									24. Use is permitted without a conditional use permit only when in compliance with all of the following conditions: a. The use is limited to camps for youths or for persons with special needs due to a disability, as defined by the American With Disabilities Act of 1990, or due to a medical condition and including training for leaders for those who use the camp; b. Active recreational activities shall not involve the use of motorized vehicles such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The prohibition on motorized vehicles does not apply to such vehicles that may be necessary for operation and maintenance of the facility or to a client-specific vehicle used as a personal mobility device; c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number of overnight campers, not including camp personnel, in a new camp shall not exceed: (a) one hundred and fifty for a camp between twenty and forty acres; or (b) for a camp greater than forty acres, but less than two hundred and fifty acres, the number of users allowed by the design capacity of a water system and on-site sewage disposal system approved by ((the department of)) public health((:)) - Seattle((/)) & King County, up to a maximum of three hundred and fifty; and (2) Existing camps shall be subject to the following: (a) For a camp established before August 11, 2005, with a conditional use permit and that is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers, not including	*	Recreational Camp		C		P24 C																					24. Use is ((permitted)) <u>allowed</u> without a conditional use permit only when in compliance with all of the following conditions: a. The use is limited to camps for youths or for persons with special needs due to a disability, as defined by the American With Disabilities Act of 1990, or due to a medical condition and including training for leaders for those who use the camp; b. Active recreational activities shall not involve the use of motorized vehicles such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The prohibition on motorized vehicles does not apply to such vehicles that may be necessary for operation and maintenance of the facility or to a client-specific vehicle used as a personal mobility device; c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number of overnight campers, not including camp personnel, in a new camp shall not exceed: (a) one hundred and fifty for a camp between twenty and forty acres; or (b) for a camp greater than forty acres, but less than two hundred and fifty acres, the number of users allowed by the design capacity of a water system and on-site sewage disposal system approved by ((the department of)) public health((:)) - Seattle((/)) & King County, up to a maximum of three hundred and fifty; and (2) Existing camps shall be subject to the following: (a) For a camp established before August 11, 2005, with a conditional use permit and that is forty acres or larger, but less than one hundred and sixty acres, the number of overnight campers, not including camp personnel, may be up to one hundred ((and)) fifty campers over the limit established by subsection B.24.c.(1)(b) of this section. (b) For a camp established before August 11, 2005, with a conditional use permit and that is one hundred ((and)) sixty acres or larger, but less than two hundred acres, the number of overnight campers, not including camp personnel, may be up to three hundred ((and)) fifty campers over the limit established by	No substantive change.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker										
														camp personnel, may be up to one hundred ((and)) fifty campers over the limit established by subsection B.24.c.(1)(b) of this section. (b) For a camp established before August 11, 2005, with a conditional use permit and that is one hundred ((and)) sixty acres or larger, but less than two hundred acres, the number of overnight campers, not including camp personnel, may be up to three hundred ((and)) fifty campers over the limit established by subsection B.24.c.(1)(b) of this section. The camp may terminate operations at its existing site and establish a new camp if the area of the camp is greater than two hundred ((and)) fifty acres and the number of overnight campers, not including camp personnel, shall not exceed seven hundred. d. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period; e. The camp facilities, such as a medical station, food service hall, and activity rooms, shall be of a scale to serve overnight camp users; f. The minimum size of parcel for such use shall be twenty acres; g. Except for any permanent caretaker residence, all new structures where camp users will be housed, fed, or assembled shall be no less than fifty feet from properties not related to the camp; h. In order to reduce the visual impacts of parking areas, sports and activity fields, or new structures where campers will be housed, fed, or assembled, the applicant shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest property line and such parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to achieve the required level of screening; i. If the site is adjacent to an arterial roadway, access to the site shall be directly onto ((said)) the arterial unless direct access is unsafe due inadequate sight distance or extreme grade separation between the roadway and the site; j. If direct access to the site is via local access streets, transportation demand management measures, such as use of carpools, buses, or vans to bring in campers, shall be used to minimize traffic impacts; k. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any adjacent property; and l. A community meeting shall be convened by the applicant before submittal of an application for permits to establish a camp, or to expand the number of camp users on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the meeting shall be provided at least two weeks in advance to all property owners within five hundred feet, or at least twenty of the nearest property owners, whichever is greater. The notice shall at a minimum contain a brief description of the project and the location, as well as(;) contact persons and numbers.																										subsection B.24.c.(1)(b) of this section. The camp may terminate operations at its existing site and establish a new camp if the area of the camp is greater than two hundred ((and)) fifty acres and the number of overnight campers, not including camp personnel, shall not exceed seven hundred. d. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period; e. The camp facilities, such as a medical station, food service hall, and activity rooms, shall be of a scale to serve overnight camp users; f. The minimum size of parcel for such use shall be twenty acres; g. Except for any permanent caretaker residence, all new structures where camp users will be housed, fed, or assembled shall be no less than fifty feet from properties not related to the camp; h. In order to reduce the visual impacts of parking areas, sports and activity fields, or new structures where campers will be housed, fed, or assembled, the applicant shall provide a Type 3 landscape buffer no less than twenty feet wide between the nearest property line and such parking area, field, or structures, by retaining existing vegetation or augmenting as necessary to achieve the required level of screening; i. If the site is adjacent to an arterial roadway, access to the site shall be directly onto ((said)) the arterial unless direct access is unsafe due inadequate sight distance or extreme grade separation between the roadway and the site; j. If direct access to the site is via local access streets, transportation demand management measures, such as use of carpools, buses, or vans to bring in campers, shall be used to minimize traffic impacts; k. Any lights provided to illuminate any building or recreational area shall be so arranged as to reflect the light away from any adjacent property; and l. A community meeting shall be convened by the applicant before submittal of an application for permits to establish a camp, or to expand the number of camp users on an existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the meeting shall be provided at least two weeks in advance to all property owners within five hundred feet, or at least twenty of the nearest property owners, whichever is greater. The notice shall at a minimum contain a brief description of the project and the location, as well as(;) contact persons and numbers.	
	AMUSEMENT/ENTERTAINMENT:														AMUSEMENT/ENTERTAINMENT:																										
*	Adult Entertainment Business									P6	P6	P6		6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of any property zoned RA, UR, or R or containing schools, licensed daycare centers, public parks or trails,	*	Adult Entertainment Business										P6	P6	P6		6.a. Adult entertainment businesses shall be prohibited within three hundred thirty feet of any property zoned RA, UR, or R or containing schools, licensed daycare centers, public parks or trails, community centers, public libraries, or ((churches)) religious	No substantive change.										

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														community centers, public libraries, or ((churches)) religious facilities. In addition, adult entertainment businesses shall not be located closer than three thousand feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned RA, UR, or R or that contain the uses identified in this subsection B.6.a. b. Adult entertainment businesses shall not be permitted within an area likely to be annexed to a city subject to an executed interlocal agreement between King County and a city declaring that the city will provide opportunities for the location of adult businesses to serve the area. The areas include those identified in the maps attached to Ordinance 13546.																	facilities. In addition, adult entertainment businesses shall not be located closer than three thousand feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned RA, UR, or R or that contain the uses identified in this subsection B.6.a. b. Adult entertainment businesses shall not be ((permitted)) <u>allowed</u> within an area likely to be annexed to a city subject to an executed interlocal agreement between King County and a city declaring that the city will provide opportunities for the location of adult businesses to serve the area. The areas include those identified in the maps attached to Ordinance 13546.									
*	Theater									P	P	P	P25	25. Limited to theaters primarily for live productions located within a Rural Town designated by the King County Comprehensive Plan.	*	Theater											P	P	P	P25	25. Limited to theaters primarily for live productions located within a ((R))rural ((T))town designated by the King County Comprehensive Plan.	No substantive change.								
7833	Theater, Drive-in										C				7833	Theater, Drive-in											C					No substantive change.								
793	Bowling Center									P	P		P		793	Bowling Center										P	P		P			No substantive change.								
*	Golf Facility				C7 and 18	P7	P7	P7						7.a. Clubhouses, maintenance buildings, equipment storage areas, and driving range tees shall be at least fifty feet from rural area and residential zoned property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining rural area and residential zones. Applications shall comply with adopted best management practices for golf course development. Within the RA zone, those facilities shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural forest focus area, regionally significant resource areas, or locally significant resource areas. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings, and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services, and dressing facilities and shall occupy a total of no more than ten thousand square feet. Furthermore, the residential density that is otherwise permitted by the zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This residential density clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued; and b. In addition to ancillary facilities, an organizational hotel/lodging house shall be allowed as an accessory use, subject to the following: (1) only allowed in the R-1 zone; (2) only allowed with a privately owned golf facility that legally existed as of January 1, 2019; (3) only allowed as an incidental or subordinate use to a principal golf facility use; (4) a maximum of twenty-four sleeping units is allowed; and (5) shall be connected to and served by public sewer.	*	Golf Course Facility						C7	P7	P7	P7	P7													7.a. Clubhouses, maintenance buildings, equipment storage areas, and driving range tees shall be at least fifty feet from ((rural area and residential)) RA, UR, and R zoned property lines. b. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining ((rural area and residential)) RA, UR, and R zones. c. Applications shall comply with adopted best management practices for golf course development. d. Within the RA zone, those facilities shall be ((permitted)) <u>allowed</u> only in the RA-5 and RA-2.5 zones. e. Not ((permitted)) <u>allowed</u> in designated rural forest focus area((, regionally significant resource areas or locally significant resource areas)). f. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings, and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services, and dressing facilities and shall occupy a total of no more than ten thousand square feet. g. ((Furthermore, t))The residential density that is otherwise ((permitted)) <u>allowed</u> by the zone shall not be used on other portions of the site through clustering or on other sites through the transfer of density provision. This ((residential density)) clustering or transfer limitation shall be reflected in a deed restriction that is recorded at the time applicable permits for the development of the golf course are issued; and ((b))h. In addition to ancillary facilities, an organizational hotel/lodging house shall be allowed as an accessory use, subject to the following: (1) only allowed in the R-1 zone; (2) only allowed with a privately owned golf course facility that legally existed as of January 1, 2019; (3) only allowed as an incidental or subordinate use to a principal golf course facility use; (4) a maximum of twenty-four sleeping units is allowed; and (5) shall be connected to and served by public sewer. 8. Limited to golf driving ranges, only as: a. accessory to golf courses; or b. accessory to a recreation or multiuse park.	No substantive change. Reference to regionally or locally significant resource lands is outdated language.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
7999 (14)	Amusement and Recreation Services		P21	P21	P8 P21 C15 and 18	P8 P21 P22 C15	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P	P	P21	P21	8. Limited to golf driving ranges, only as: a. accessory to golf courses; or b. accessory to a recreation or multiuse park. 14.a. Excluding amusement and recreational uses classified elsewhere in this chapter. b. Fireworks display services, also known as public displays of fireworks, are allowed in all zones, subject to the requirements of K.C.C. chapter 17.11. 15. For amusement and recreation services not otherwise provided for in this chapter: a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on sites at least five acres or larger; b. Retail sales are limited to incidental sales to patrons of the amusement or recreation service; and c. Does not involve the operation of motor vehicles or off-road vehicles, including, but not limited to, motorcycles and go-carts. 21. Limited to rentals of sports and recreation equipment with a total floor area of no more than seven hundred fifty square feet and only as accessory to a park, or in the RA zones, to a recreation or multiuse park. 22. Only as accessory to a large active recreation and multiuse park and limited to: a. water slides, wave pools, and associated water recreation facilities; and b. rentals of sports and recreation equipment.	7999 (14)	Amusement and Recreation Services													P21	P21	P8 P21 C15 ((and 18))	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P	P	P21	P21	8. Limited to golf driving ranges, only as: a. accessory to golf courses; or b. accessory to a recreation or multiuse park. 15. For amusement and recreation services not otherwise provided for in this chapter: a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on sites at least five acres or larger; b. Retail sales are limited to incidental sales to patrons of the amusement or recreation service; and c. Does not involve the operation of motor vehicles or off-road vehicles, including, but not limited to, motorcycles and go-carts. 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)). 21. Limited to rentals of sports and recreation equipment with a total floor area of no more than seven hundred fifty square feet and only as accessory to a park, or in the RA zones, to a recreation or multiuse park. 22. Only as accessory to a large active recreation and multiuse park and limited to: a. water slides, wave pools, and associated water recreation facilities; and b. rentals of sports and recreation equipment.	No substantive change.
*	Indoor Paintball Range									P26	P26		P26	26.a. Only in an enclosed building; and b. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be maintained in the department.	*	Indoor Paintball Range										P26	P26		P26	26.a. Only in an enclosed building; and b. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be maintained in the department.	No substantive change.									
*	Outdoor Paintball Range				C27	C27								27. Minimum standards for outdoor paintball recreation fields: a. The minimum site area is twenty-five acres; b. Structure shall be no closer than one hundred feet from any lot line adjacent to a rural area or residential zoned property; c. The area where paintballs are discharged shall be located more than three hundred feet of any lot line and more than five hundred feet from the lot line of any adjoining rural area or residential zoned property. The department may allow for a lesser setback if it determines through the conditional use permit review that the lesser setback in combination with other elements of the site design provides adequate protection to adjoining properties and rights-of-ways; d. A twenty-foot high nylon mesh screen shall be installed around all play areas and shall be removed at the end of each day when the play area is not being used. The department may allow for the height of the screen to be lowered to no less than ten feet if it determines through the conditional use permit review that the lower screen in combination with other elements of the site design provides adequate protection from discharged paintballs; e. All parking and spectator areas, structures, and play areas shall be screened from adjoining rural area or residential zoned property and public rights of way with Type 1 landscaping at least ten feet wide; f. Any retail sales conducted on the property shall be accessory and incidental to the permitted activity and conducted only for the participants of the site; g. A plan of operations specifying days and	*	Outdoor Paintball Range																						27. Minimum standards for outdoor paintball recreation fields: a. The minimum site area is twenty-five acres; b. Structure shall be no closer than one hundred feet from any lot line adjacent to a ((rural area or residential)) RA, UR, and R zoned property; c. The area where paintballs are discharged shall be located more than three hundred feet of any lot line and more than five hundred feet from the lot line of any adjoining ((rural area or residential)) RA, UR, and R zoned property. The department may allow for a lesser setback if it determines through the conditional use permit review that the lesser setback in combination with other elements of the site design provides adequate protection to adjoining properties and rights-of-ways; d. A twenty-foot high nylon mesh screen shall be installed around all play areas and shall be removed at the end of each day when the play area is not being used. The department may allow for the height of the screen to be lowered to no less than ten feet if it determines through the conditional use permit review that the lower screen in combination with other elements of the site design provides adequate protection from discharged paintballs; e. All parking and spectator areas, structures, and play areas shall be screened from adjoining ((rural area or residential)) RA, UR, and R zoned property and public ((rights-of-way)) rights-of-way with Type 1 landscaping at least ten feet wide; f. Any retail sales conducted on the property shall be accessory and incidental to the ((permitted)) allowed activity and conducted only for the participants of the site; g. A plan of operations specifying days and hours of operation, number of participants and employees, types of equipment to be used by users of the site, safety procedures, type of compressed air fuel to be used on the site, and storage and maintenance procedures for the compressed air fuel shall be provided for review in conjunction with the conditional use permit application. All safety procedures shall be reviewed and approved by department of public safety before submittal of the conditional use permit application. All activities shall be in compliance with	No substantive change.	

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														hours of operation, number of participants and employees, types of equipment to be used by users of the site, safety procedures, type of compressed air fuel to be used on the site, and storage and maintenance procedures for the compressed air fuel shall be provided for review in conjunction with the conditional use permit application. All safety procedures shall be reviewed and approved by department of public safety before submittal of the conditional use permit application. All activities shall be in compliance with National Paintball League standards; h. The hours of operation shall be limited to Saturdays and Sundays and statutory holidays from 8:30 ((A.M.)) a.m. to 8:30 ((P.M.)) p.m., and further restricted as applicable to daylight hours; i. No more than one hundred paintball players shall be allowed on the site at any one time; j. No outdoor lights or amplified sounds shall be permitted; k. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the department determines through the conditional use permit review that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage; l. The facility shall be secured at the close of business each day; m. All equipment and objects used in the paintball activities shall be removed from the site within ninety days of the discontinuance of the paintball use; and n. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be submitted with the conditional use permit application and shall be maintained in the department.																									National Paintball League standards; h. The hours of operation shall be limited to Saturdays and Sundays and statutory holidays from 8:30 ((A.M.)) a.m. to 8:30 ((P.M.)) p.m., and further restricted as applicable to daylight hours; i. No more than one hundred paintball players shall be allowed on the site at any one time; j. <del>((No-))</del> Outdoor lights or amplified sounds <del>((shall be permitted))</del> are prohibited; k. The facility shall have direct access to a road designated as a major collector (or higher) in the Comprehensive Plan unless the department determines through the conditional use permit review that the type and amount of traffic generated by the facility is such that it will not cause an undue impact on the neighbors or adversely affect safety of road usage; l. The facility shall be secured at the close of business each day; m. All equipment and objects used in the paintball activities shall be removed from the site within ninety days of the discontinuance of the paintball use; and n. A copy of the current liability policy of not less than one million dollars for bodily injury or death shall be submitted with the conditional use permit application and shall be maintained in the department.	
*	Shooting Range		C9		C9 and 18						C10		P10	9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet from property lines adjoining rural area and residential zones, but existing facilities shall be exempt. b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets, or arrows from leaving the property. c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops, or butts; and approximate locations of buildings on adjoining properties. d. Subject to the licensing provisions of K.C.C. Title 6. 10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6; b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by: (1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and (2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users.	*	Shooting Range		C9		C9 ((and 18))												C10		P10	9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty feet from property lines adjoining <del>((rural area and residential))</del> RA, UR, and R zones, but existing facilities shall be exempt. b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets, or arrows from leaving the property. c. Site plans shall include: safety features of the range; provisions for reducing sound produced on the firing line; elevations of the range showing target area, backdrops, or butts; and approximate locations of buildings on adjoining properties. d. Subject to the licensing provisions of K.C.C. Title 6. 10.a. Only in an enclosed building, and subject to the licensing provisions of K.C.C. Title 6; b. Indoor ranges shall be designed and operated so as to provide a healthful environment for users and operators by: (1) installing ventilation systems that provide sufficient clean air in the user's breathing zone, and (2) adopting appropriate procedures and policies that monitor and control exposure time to airborne lead for individual users. 18. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 <del>((when located in an RA zone))</del> .	No substantive change.				
*	Amusement Arcades									P	P				*	Amusement Arcades										P	P				No substantive change.									
7996	Amusement Park										C				7996	Amusement Park											C				No substantive change.									
*	Outdoor Performance		S		C12 S18		P20	P20			S			12.a. Only as accessory to a nonresidential use established through a discretionary permit process,	*	Outdoor Performance		S		C12 S((		P20	P20	P20			S			12.((a.)) Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to	No substantive change.									

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker					
	ce Center													if the scale is limited to ensure compatibility with surrounding neighborhoods; and b. In the UR zone, only if the property is located within a designated unincorporated rural town. 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. 20. Only as an accessory to a recreation or multiuse park of at least twenty acres located within the urban growth area or on a site immediately adjacent to the urban growth area with the floor area of an individual outdoor performance center stage limited to three thousand square feet.		ce Center					18))										ensure compatibility with surrounding neighborhoods((- and b. In the UR zone, only if the property is located within a designated unincorporated rural town)). 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)). 20. Only as an accessory to a recreation or multiuse park of at least twenty acres located within the urban ((growth)) area or on a site immediately adjacent to the ((u))Urban ((g))Growth ((a))Area boundary with the floor area of an individual outdoor performance center stage limited to three thousand square feet.					
	CULTURAL:														CULTURAL:																					
823	Library				P11	P11 C	P11 C	P28	P	P	P	P		11. Only as accessory to a park or in a building listed ((on)) in the National Register of Historic Places as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32. 23. Limited to natural resource and heritage museums and only allowed in a farm or forestry structure, including, but not limited to, barns or sawmills, existing as of December 31, 2003. 28. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.	823	Library					P11 C	P11 C	P11 C	P28	P	P	P	P		11. Only as accessory to a park or in a building listed ((on)) in the National Register of Historic Places as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32. 28. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.	No substantive change.					
841	Museum	C23	C23		P11	P11 C	P11 C	P28	P	P	P	P		11. Only as accessory to a park or in a building listed ((on)) in the National Register of Historic Places as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32. 23. Limited to natural resource and heritage museums and only allowed in a farm or forestry structure, including, but not limited to, barns or sawmills, existing as of December 31, 2003. 28. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.	841	Museum	C23	C23		P11 C	P11 C	P11 C	P28	P	P	P	P		11. Only as accessory to a park or in a building listed ((on)) in the National Register of Historic Places as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32. 23. Limited to natural resource and heritage museums and only allowed in a farm or forestry structure, including, but not limited to, barns or sawmills, existing as of December 31, 2003. 28. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.	No substantive change.						
842	Arboretum	P	P		P	P	P	P	P	P	P	P			842	Arboretum	P	P		P	P	P	P	P	P	P	P				No substantive change.					
*	Conference Center				P29 C12	P29 C12	P29 C	P29 C	P	P	P	P		12.a. Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods; and b. In the UR zone, only if the property is located within a designated unincorporated rural town. 29. Only as accessory to a recreation or multiuse park of least twenty acres located within the urban growth area or on a site immediately adjacent to the urban growth area or in a building listed ((on)) in the National Register of Historic Places as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.	*	Conference Center				P29 C12	P29 C12	P29 C	P29 C	P29 C	P	P	P	P		12.((a-)) Only as accessory to a nonresidential use established through a discretionary permit process, if the scale is limited to ensure compatibility with surrounding neighborhoods((- and b. In the UR zone, only if the property is located within a designated unincorporated rural town)). 29. Only as accessory to a recreation or multiuse park of least twenty acres located within the urban ((growth)) area or on a site immediately adjacent to the ((u))Urban ((g))Growth ((a))Area boundary or in a building listed ((on)) in the National Register of Historic Places as an historic site or designated as a King County landmark subject to K.C.C. chapter 21A.32.	No substantive change.					
															*	Community Center				P4 C	P4 C	P4 C	P	P	P	P	P		4. Only as: a. a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32; or b. accessory to publicly owned park.	Yes, in full Council striker, this use is added.						
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I		SIC #	SPECIFIC LAND USE	A	F	M	RA (31)	UR	R-1	((R 1-8)) R-4 = R-8	R-12 = R-48	NB	CB	RB	O	I							
	PERSONAL SERVICES:															PERSONAL SERVICES:																				
72	General Personal Service						C25 C37	C25 C37	P	P	P	P3	P3	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.	723 1 724 1 725 1 721 1 721	Beauty and Barber Shops Shoe Repair Shops Laundry, Cleaning, and																			6. Subject to the following: a. Limited to a maximum of two thousand five hundred square feet of gross floor area; b. Amplified noise is prohibited; c. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.	Yes  In Committee, allow "general personal services" as a permitted use in the R-4 through R-8 if less than 2,500 square feet and R-12

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
														25. Not permitted in R-1 and limited to a maximum of five thousand square feet per establishment and subject to the additional requirements in K.C.C. 21A.12.230. 37. Not permitted in R-1 and subject to the additional requirements in K.C.C. 21A.12.250.	372157219	Garment Services															25.a. ((Not permitted in R-1 and!)) Limited to a maximum of ((two thousand five hundred square feet in the R-4 through R-8 zones and)) five thousand square feet ((per establishment and subject to the additional requirements in K.C.C. 21A.12.230-)) in the R-12 through R-48 zones; b. Amplified noise is prohibited; c. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and d. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.	through R-48 zones if less than 5,000 square feet. Apply development conditions limiting the size, noise, parking, and hours of operation. Existing locational criteria would be removed.  In Full Council version, personal services are separated into component uses.
															7212	Drycleaner and Garment Pressing							P6	P25	P	P	P	P	P		Yes  In Committee, allow "general personal services" as a permitted use in the R-4 through R-8 if less than 2,500 square feet and R-12 through R-48 zones if less than 5,000 square feet. Apply development conditions limiting the size, noise, parking, and hours of operation. Existing locational criteria would be removed.  In Full Council version, personal services are separated into component uses.	
															7217	Carpet and Upholstery Cleaning									P	P	P	P	P		Yes  In Committee, allow "general personal services" as a permitted use in the R-4 through R-8 if less than 2,500 square feet and R-12 through R-48 zones if less than 5,000 square feet. Apply development conditions limiting the size, noise, parking, and hours of operation. Existing locational criteria would be removed.  In Full Council version, personal services are separated into component uses. Carpet and Upholstery Cleaning is prohibited in the R zones.	
															722	Portrait								P6	P25	P	P	P	P		Yes	

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
															1	Photographic Studios																In Committee, allow "general personal services" as a permitted use in the R-4 through R-8 if less than 2,500 square feet and R-12 through R-48 zones if less than 5,000 square feet. Apply development conditions limiting the size, noise, parking, and hours of operation. Existing locational criteria would be removed.  In Full Council version, personal services are separated into component uses.
7216	Drycleaning Plants												P		7216	Drycleaning Plants													P		No substantive change.	
7218	Industrial Launderers												P		7218	Industrial Launderers													P		No substantive change.	
7261	Funeral Home/Crematory					C4	C4	C4		P	P			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.	7261	Funeral Home/Crematory					C4	C4	C4		P	P			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.	No substantive change.		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24		5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining rural area and residential zones. 24. Limited to columbariums accessory to a ((church)) religious facility, but required landscaping and parking shall not be reduced. 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.	*	Cemetery, Columbarium or Mausoleum (5)				P24 C((5 and 31))	P24 C((5))	P24 C((5))	P24 C((5))	P24	P24	P24 C((5))	P24	5. Structures shall maintain a minimum distance of one hundred feet from property lines adjoining ((rural area and residential)) RA, UR, and R zones. 24. Limited to columbariums accessory to a ((church, but)) religious facility. ((#))Required landscaping and parking shall not be reduced. 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)).	No substantive change.			
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P7	6. Only as accessory to residential use, and: a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones. 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C. 21A.08.060.A.	*	((Day Care)) Daycare I and II	P((6))40				P((6))39	P((6))	P	P	P	P	P((7))	P((7))	6. ((Only as accessory to residential use, and: a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones.)) 7. ((Permitted as an accessory use. See commercial/industrial accessory, K.C.C. 21A.08.060.A.)) 39. Excluding nursery schools, preschool centers, and privately conducted kindergartens and prekindergartens, and only allowed when primarily serving residents of the rural area or natural resource lands.	Yes Committee version: Remove all development conditions for Daycare I and II in the A, RA, UR, R zones, except 6 foot fence requirement  Full Council striker: remove 6-foot fence requirement		
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7	7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C. 21A.08.060.A. 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32, or an accessory use to a school, ((church)) religious facility, park, sport club, or public housing administered by a public agency, and: a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; b. Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones; c. Direct access to a developed arterial street shall be required in any residential zone; and d. Hours of operation may be restricted to																	40. ((Only as a reuse of an existing public school)) Excluding nursery schools, preschool centers, and privately conducted kindergartens and prekindergartens, and only allowed when: a. Accessory to an agricultural use; b. Serving only the children of farm workers employed on the site; and c. No more than thirty children are cared for on site.	Full Council striker: In A and RA zone, exclude educational uses.  Full Council striker: In A zone, only accessory to ag, service children of farm workers on site, and 30 or fewer children.  Full Council striker: In RA zone, only



**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														assure compatibility with surrounding development.																	when primarily serving residents of rural area or natural resource lands									
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P10	P10	P10		P	9. As a home occupation only, but the square footage limitations in K.C.C. chapter 21A.30 for home occupations apply only to the office space for the veterinary clinic, and: a. Boarding or overnight stay of animals is allowed only on sites of five acres or more; b. No burning of refuse or dead animals is allowed; c. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met. 10.a. No burning of refuse or dead animals is allowed; b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met. 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.	074	Veterinary Clinic	P9						P9 C10	P9 C10										P10	P10	P10		P	9. As a home occupation only, but the square footage limitations in K.C.C. chapter 21A.30 for home occupations apply only to the office space for the veterinary clinic, and: a. Boarding or overnight stay of animals is allowed only on sites of five acres or more; b. No burning of refuse or dead animals is allowed; c. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met. 10.a. No burning of refuse or dead animals is allowed; b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with concrete or other impervious material; and c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.	No substantive change.
753	Automotive Repair (1)								P11	P	P		P	1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table. 11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.	753	Automotive Repair (1)										P11	P	P		P	1. Except SIC Industry ((No.)) 7534-Tire Retreading, see manufacturing permitted use table. 11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry ((No.)) 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is ((not allowed)) prohibited.	No substantive change.								
754	Automotive Service								P11	P	P		P	11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is not allowed.	754	Automotive Service										P11	P	P		P	11. The repair work or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry ((No.)) 7532-Top, Body, and Upholstery Repair Shops and Paint Shops is ((not allowed)) prohibited.	No substantive change.								
76	Miscellaneous Repair (44)				P32	P32	P32	P32	P32	P	P		P	32. Limited to repair of sports and recreation equipment: a. as accessory to a recreation or multiuse park in the urban growth area; or b. as accessory to a park and limited to a total floor area of seven hundred fifty square feet. 44. If the miscellaneous repair is associated with agriculture activities it will be reviewed in accordance with K.C.C. 21A.08.090.	76	Miscellaneous Repair (44)										P32	P32	P32	P32	P	P	32. Limited to repair of sports and recreation equipment: a. as accessory to a recreation or multiuse park in the urban ((growth)) area; or b. as accessory to a park and limited to a total floor area of seven hundred fifty square feet. 44. ((If the m))Miscellaneous repair ((is)) associated with agriculture activities ((it will)) shall be reviewed in accordance with K.C.C. 21A.08.090.	No substantive change.							
((866)) *	((Church, Synagogue, Temple)) Religious Facility				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P		P	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. 27. Limited to projects that do not require or result in an expansion of sewer service outside the urban growth area. In addition, such use shall not be permitted in the RA-20 zone. 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.	((866)) *	((Church, Synagogue, Temple)) Religious Facility											P12 C	P12 C	P12 C	P12 C	P	P	12. Only as a reuse of a public school facility or surplus nonresidential 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. 27. Limited to projects that do not require or result in an expansion of sewer service outside the ((u))Urban ((g))Growth ((a))Area. In addition, such use shall not be ((permitted)) allowed in the RA-20 zone.	No substantive change.						
0752	Animal				C	C			P	P	P		P	35. Limited to animal rescue shelters and	075	Animal											P	P	P	P	35. Limited to animal rescue shelters and provided that:	Yes								

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker										
	specialty services				P35 P36									provided that: a. the property shall be at least four acres; b. buildings used to house rescued animals shall be no less than fifty feet from property lines; c. outdoor animal enclosure areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the animals; d. the facility shall be operated by a nonprofit organization registered under the Internal Revenue Code as a 501(c)(3) organization; and e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m. 36. Limited to kennel-free dog boarding and daycare facilities, and: a. the property shall be at least four and one-half acres; b. buildings housing dogs shall be no less than seventy-five feet from property lines; c. outdoor exercise areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the dogs; d. the number of dogs allowed on the property at any one time shall be limited to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and e. training and grooming are ancillary services that may be provided only to dogs staying at the facility; and f. the facility shall maintain normal hours of operation no earlier than 7 a.m. and no later than 7 p.m.	2	specialty services																								a. the property shall be at least four acres; b. buildings used to house rescued animals shall be <del>((no less than))</del> set back at least fifty feet from property lines, <u>except on Vashon-Maury Island, the setback shall be at least twenty-five feet;</u> c. outdoor animal enclosure areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the animals; <del>((d. the facility shall be operated by a nonprofit organization registered under the Internal Revenue Code as a 501(c)(3) organization;))</del> and d. <del>((e. the facility shall maintain normal))</del> hours of operation <del>((no earlier than))</del> shall be limited to 7:00 a.m. <del>((and no later than))</del> through 7:00 p.m. 36. Limited to kennel-free dog boarding and daycare facilities, and: a. the property shall be at least four and one-half acres; b. buildings housing dogs shall be no less than seventy-five feet from property lines; c. outdoor exercise areas shall be located no less than thirty feet from property lines and shall be fenced in a manner sufficient to contain the dogs; d. the number of dogs allowed on the property at any one time shall be limited to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and e. training and grooming are ancillary services that may be provided only to dogs staying at the facility; and f. <del>((the facility shall maintain normal h))</del> Hours of operation <del>((no earlier than))</del> shall be limited to 7:00 a.m. <del>((and no later than))</del> through 7:00 p.m.	Committee version: reduce setbacks for animal shelters on Vashon-Maury Island to 25 feet without a conditional use permit  Committee version: remove requirement that animal shelters be run by nonprofit
*	Stable	P14 C			P 14 C 31	P14 C	P 14 C							14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation. 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.	*	Stable	P32 C															32. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed twenty thousand square feet, but stabling areas, whether attached or detached, shall not be counted in this calculation.	No substantive change.								
*	Commercial Kennel or Commercial Cattery	P42			C43	C43				C43	P43			42. Commercial kennels and commercial catteries in the A zone are subject to the following: a. Only as a home occupation, but the square footage limitations in K.C.C. chapter 21A.30.085 for home occupations apply only to the office space for the commercial kennel or commercial cattery; and b. Subject to K.C.C. 21A.30.020, except: (1) A building or structure used for housing dogs or cats and any outdoor runs shall be set back one hundred and fifty feet from property lines; (2) The portion of the building or structure in which the dogs or cats are kept shall be soundproofed; (3) Impervious surface for the kennel or cattery shall not exceed twelve thousand square feet; and (4) Obedience training classes are not allowed except as provided in subsection B.34. of this section. 43. Commercial kennels and commercial catteries are subject to K.C.C. 21A.30.020.	*	Commercial Kennel or Commercial Cattery	P42																						42. Commercial kennels and commercial catteries in the A zone are subject to the following: a. Only as a home occupation, but the square footage limitations in K.C.C. chapter 21A.30.085 for home occupations apply only to the office space for the commercial kennel or commercial cattery; and b. Subject to K.C.C. 21A.30.020, except: (1) A building or structure used for housing dogs or cats and any outdoor runs shall be set back one hundred and fifty feet from property lines; (2) The portion of the building or structure in which the dogs or cats are kept shall be soundproofed; (3) Impervious surface for the kennel or cattery shall not exceed twelve thousand square feet; and (4) Obedience training classes are not allowed except as provided in subsection B.34. of this section. 43. Commercial kennels and commercial catteries are subject to K.C.C. 21A.30.020.	No substantive change.	
*	Theatrical Production Services									P30	P28			28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility. 30. Adult use facilities shall be prohibited within six hundred sixty feet of any rural area and residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries, or ((churches)) religious facilities that conduct religious or	*	Theatrical Production Services																35. Adult use facilities shall be prohibited within six hundred sixty feet of any RA, UR, and R zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries, or religious facilities that conduct religious or educational classes for minors. 36. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility.	No substantive change								

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1 R-8	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
														educational classes for minors.																		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P	28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility. 29. All studio use must be within an enclosed structure.	*	Artist Studios					P28	P28	<u>P28</u>	P28	P28	P	P	P	P29	P	28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32 or as a joint use of an existing public school facility. 29. All studio use ((must be)) shall occur within an enclosed structure.	No substantive change.
*	Interim Recycling Facility				P21	P21	P21	P21	P22	P22	P	P21	P	21. Limited to: a. drop box facilities accessory to a public or community use such as a school, fire station, or community center; or b. in the RA zone, a facility accessory to a retail nursery, garden center and farm supply store that accepts earth materials, vegetation, organic waste, construction, and demolition materials or source separated organic materials, if: (1) the site is five acres or greater; (2) all material is deposited into covered containers or onto covered impervious areas; (3) the facility and any driveways or other access to the facility maintain a setback of at least twenty five feet from adjacent properties; (4) the total area of the containers and covered impervious area is ten thousand square feet or less; (5) ten feet of type II landscaping is provided between the facility and adjacent properties; (6) no processing of the material is conducted on site; and (7) access to the facility is not from a local access street. 22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.	*	Interim Recycling Facility					P21	P21	<u>P21</u>	P21	P21	P22	P22	P	P21	P	21. Limited to: a. drop box facilities accessory to a public or community use such as a school, fire station, or community center; or b. in the RA zone only, a facility accessory to a retail nursery, garden center and farm supply store ((that)) may accept((s)) earth materials, vegetation, organic waste, construction, and demolition materials, or source separated organic materials, if: (1) the site is five acres or greater; (2) all material is deposited into covered containers or onto covered impervious areas; (3) the facility and any driveways or other access to the facility maintain a setback of at least twenty five feet from adjacent properties; (4) the total area of the containers and covered impervious area is ten thousand square feet or less; (5) ten feet of type II landscaping is provided between the facility and adjacent properties; (6) no processing of the material is conducted on-site; and (7) access to the facility is not from a local access street. 22. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not ((permitted)) allowed.	No substantive change.
*	Dog training facility	C34			C34	C34			P	P	P		P	34. Subject to the following: a. the lot is at least five acres; b. in the A zones, area used for dog training shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production or areas without prime agricultural soils; c. structures and areas used for dog training shall maintain a minimum distance of seventy-five feet from property lines; and d. all training activities shall be conducted within fenced areas or in indoor facilities. Fences must be sufficient to contain the dogs.	*	<u>Dog training facility</u>	C34				C34	C34				P	P	P		P	34. Subject to the following: a. the lot is at least five acres; b. in the A zones, area used for dog training shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production or areas without prime agricultural soils; c. structures and areas used for dog training shall maintain a minimum distance of seventy-five feet from property lines; and d. all training activities shall be conducted within fenced areas or in indoor facilities. Fences ((must)) <u>shall</u> be sufficient to contain the dogs.	No substantive change.
	<b>HEALTH SERVICE S:</b>															<b>HEALTH CARE SERVICES</b>																
801-04	Office/Outpatient Clinic				P12 C13a	P12 C13a	P12 C13a	P12 C13a	P	P	P	P	P	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.	801-04	Doctor's Office/Outpatient Clinic					P1 C20	P1 C		P1 C	P	P	P	P	P	P	1. Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32. 20. The gross floor area shall not exceed five thousand square feet.	Yes, in committee version: - Allow in the RA, UR, and R-4 to R-8 as a reuse of a public school or surplus nonresidential facility, or as a conditional use. - In the R-12 to R-48, allow as a permitted use. - In the R-4 through

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
														c. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. 37. Not permitted in R-1 and subject to the additional requirements in K.C.C. 21A.12.250.																R-48, limit parking.  In the full council striker: - In the RA, a conditional use is limited to 5,000 sf. - In the R-4 through R-48, remove parking limit.			
805	Nursing and Personal Care Facilities							C		P	P				805	Nursing and Personal Care Facilities							P1 C	P	P	P	P	P		1. Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.	In the committee version: - Allow in the R-4 through R-8 as a reuse of a public school or surplus nonresidential facility, or as a conditional use. - Allow in the R-12 to R-48, NB, and O zones.  SIC 805 includes 8051 (skilled nursing care facilities), 8052 (intermediate care facilities) and 8059 (not elsewhere classified)		
806	Hospital						C13 a	C13 a		P	P	C		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.	806	Hospital							C1	P6 C1		P	P	C		1. Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32. 6. Only in the R-24 and R-48 zones, and limited to SIC Industries 8063-Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.	In the committee version: - Allow in the R-4 to R-48 as a reuse of a public school facility or surplus nonresidential facility. - Allow in the R-12 through R-48 if limited to psychiatric hospitals (SIC 8063) or specialty hospitals (SIC 8069).  In the full council striker: - Allow in the R-24 to R-48 if limited to psychiatric hospitals or specialty hospitals.		
807	Medical/Dental Lab									P	P	P	P		807	Medical/Dental Lab										P	P	P	P		No substantive change.		
808-09	Miscellaneous Health									P	P	P			808-09	Miscellaneous Health										P	P	P		No substantive change.			
83	Social Services (2)  •8322 Individual and Family Social Services •8331 Job Training and Vocational Rehabilitation				P12 P13 C31	P12 P13 C	P12 P13 C	P	P	P	P			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	*	Social Services  Social services: an establishment providing social services and rehabilitation services, including only uses						P1 C	P1 C	P1 C	P	P	P	P	P	P		1. Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.	In the committee version: - Create a new definition for Social Services, excluding daycare services and residential care services, which are other uses in the table. - In the R-12 to R-48, the use is allowed.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker						
	Services •8351 Child Day Care Services •8361 Residential Care Industry Group •8399 Social Services, Not Elsewhere Classified													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.		located in SIC Industry Groups: A. 832 - Individual and Family Social Services; B. 833 - Job Training and Vocational Rehabilitation Services; and C. 839 - Social Services, Not Elsewhere Classified.																					
															836	Other Residential Care (14)								C	P	P	P	P	P	P		14. Excluding residential care uses classified elsewhere in this chapter.	In the committee version: - Split SIC 836 into this new use from the social services use. - In the R-1, the use is prohibited. - In the R-4 to R-8, the use is conditional. - In the R-12 to R-48, the use is allowed.				
															*	Crisis Care Center				P1 C4	P1 C4	P1 C4	P1 C	P	P	P	P	P	P	P7	1. Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32. 2. Not allowed outside the urban area. 4.a. Not allowed in the RA-2.5, RA-10, or RA-20 zone; b. Only allowed on lots of at least four and one-half acres; c. Located within one mile of an interstate highway; and d. Limited to sixteen beds. 7. Only allowed in the Preston Industrial Area.	Yes  In the committee version: add crisis care center as a new use with these allowances.  Full Council striker: prohibit in RA-2.5, RA-10, or RA-20 zones, rural commercial zones, and limits to 16 beds.					
*	Community Residential Facility-I				C	C	P14.a C	P	P3	P3	P3	P3		3. Only as part of a mixed use development <u>in urban areas and rural towns and</u> subject to the conditions of K.C.C. chapter 21A.14, except that; <u>a.</u> in the NB zone on properties with a land use designation of commercial outside of center (CO) in the urban areas, stand-alone townhouse developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180; <u>and</u> <u>b.</u> in commercial zones in the Rural Area outside of rural towns and on historic properties listed in the National Register of Historic Places or designated as a King County Landmark, multifamily residential, or group residence uses are allowed within existing buildings. 14.a. Limited to domestic violence shelter facilities. b. Limited to domestic violence shelter facilities with no more than eighteen residents or staff.	*	Community Residential Facility I				C	C	<u>P8.a C</u>	P8.a C	P	P5	P5	P5	P5		5. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark. 8.a. Limited to domestic violence shelter facilities. b. Limited to domestic violence shelter facilities with no more than eighteen residents and staff.	In the committee version: - In the NB zone, remove a provision for CRF townhouses in commercial outside of center in the urban area.						
*	Community Residential Facility-II						P14.b	P	P3	P3	P3	P3			*	Community Residential Facility II					<u>P8.b</u>	P8.b	P	P5	P5	P5	P5										

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																															
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker														
*	Permanent Supportive Housing						C20 and 21	P21		P21	P21	P21		20. Allowed if: a. Not in the R-1 zone; and b. on the same site as a religious facility, public agency, or part of uses located in SIC Social Services Group Nos.: 832 Individual and Family Social Services, 836 Residential Care, and 839 Social Services, Not Elsewhere Classified. 21.a. Only in the urban growth area; and b. Exempt from on-site recreation requirements in K.C.C. 21A.14.180 through 21A.14.190, landscape requirements in K.C.C. chapter 21A.16, bicycle parking requirements in K.C.C. 21A.18.030.E, and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140. 22. Allowed if consistent with K.C.C. chapter 21A.XX (the new chapter created by section 197 of this ordinance) and K.C.C. chapter 24.XX (the new chapter created by section 203 of this ordinance).	*	Permanent Supportive Housing																						9. Subject to the following standards: a. Allowed only in the urban area; b. Located on the same site as a religious facility, public agency, or social services use; and c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140. 10. Subject to the following standards: a. Allowed only in the urban area; b. Only as part of a mixed-use development subject to the conditions of K.C.C. chapter 21A.14, except in the rural area outside of rural towns on historic properties listed in the National Register of Historic Places or designated as a King County landmark; and c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140.	In the committee version: - Allow in the NB zone with conditions. - In the NB, CB, RB, and O zone, the use must be part of a mixed-use development. - Allow these uses in the rural town.  In the full council striker, remove these uses from the rural town.						
*	Recuperative Housing						C20 and 21 and 22	P21 and 22		P21 and 22	P21 and 22	P21 and 22			*	Recuperative Housing																	11. Subject to the following standards: a. Allowed only in the urban area; b. In the R-4 through R-8 zones, only when located on the same site as a religious facility, public agency, or social service use; c. Exempt from bicycle parking requirements in K.C.C. 21A.18.030.E, and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140; and d. The application shall include: (1) A description of the staffing and operational characteristics, including sanitation and basic safety measures required for the facility; (2) Occupancy policies, including a description of the population to be served and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe behavior; (3) A plan for managing the exterior appearance of the site, including keeping the site litter free; (4) A plan for addressing reported concerns and making this information publicly available, including a phone number, email, and point of contact at the site of the facility for the community to report concerns; (5) A plan for outreach with surrounding property owners and residents addressing items such as noise, smoking areas, parking, security procedures, and litter; and (6) Plans and narrative documenting compliance with all applicable codes, including: (a) an elevation of the building or buildings to be occupied; (b) a floor plan that describes the capacities of the buildings for the uses intended, room dimensions, and a designation of the rooms to be used for nonambulatory residents, if any; and (c) a site plan showing property lines, buildings, driveways, parking, fences, storage areas, gardens, recreation areas, and site improvements.	In the committee version: - In the R-4 to R-8, allow emergency supportive housing. - In the NB zone, allow recuperative housing, emergency supportive housing, and emergency shelter - Move application requirements, with changes, from a new proposed chapter to this section. - Changed these uses in the R-12 to R-48, NB, CB, RB, and O to conditional. - Allows these uses in the rural towns.											
*	Emergency Supportive Housing						P21 and 22			P21 and 22	P21 and 22	P21 and 22			*	Emergency Supportive Housing																													
*	Emergency Shelter						C20 and 21 and 22	P21 and 22		P21 and 22	P21 and 22	P21 and 22			*	Emergency Shelter																													
*	Microshelter Villages						C20 and 21 and 22 and 23	P21 and 22 and 23		P21 and 22 and 23	P21 and 22 and 23	P21 and 22 and 23		20. Allowed if: a. Not in the R-1 zone; and b. on the same site as a religious facility, public agency, or part of uses located in SIC Social Services Group Nos.: 832 Individual and Family Social Services, 836 Residential Care, and 839 Social Services, Not Elsewhere Classified. 21.a. Only in the urban growth area; and b. Exempt from on-site recreation requirements in K.C.C. 21A.14.180 through 21A.14.190, landscape requirements in K.C.C. chapter 21A.16, bicycle parking requirements in K.C.C. 21A.18.030.E, and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140. 22. Allowed if consistent with K.C.C. chapter 21A.XX (the new chapter created by section 197 of this ordinance) and K.C.C. chapter 24.XX (the new chapter created by section 203 of this ordinance). 23. Must be buffered from adjacent properties with:	*	Microshelter Villages																												12. Subject to the following standards: a. Allowed in the urban area; b. In the R-4 through R-8 zones, only when located on the same site as a religious facility, public agency, or social service use; c. Exempt from landscaping requirements in K.C.C. chapter 21A.16, bicycle parking requirements in K.C.C. 21A.18.030.E., and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140; d. The application shall include: (1) A description of the staffing and operational characteristics, including sanitation and basic safety measures required for the facility; (2) Occupancy policies, including a description of the population to be served and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe behavior; (3) A plan for managing the exterior appearance of the site, including keeping the site litter free; (4) A plan for addressing reported concerns and making this information publicly available, including a phone number, email,	In the committee version: - Allow in the NB. - Move application and siting requirements, with changes, from a new proposed chapter to this section. - Allows these uses in the rural towns.  In the full council striker: - Removes allowing these uses in rural towns.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker						
														a. a minimum ten-foot setback from the boundary of the lot on which the village is located, excluding access; b. vegetation meeting the criteria of a Type II landscaping screen in K.C.C. 21A.16.040.B; or c. a six-foot high, view obscuring fence.																and point of contact at the site of the facility for the community to report concerns; (5) A plan for outreach with surrounding property owners and residents addressing items such as noise, smoking areas, parking, security procedures, and litter; and (6) Plans and narrative documenting compliance with all applicable codes, including: (a) an elevation of the building or buildings to be occupied; (b) a floor plan that describes the capacities of the buildings for the uses intended, room dimensions, and a designation of the rooms to be used for nonambulatory residents, if any; and (c) a site plan showing property lines, buildings, driveways, parking, fences, storage areas, gardens, recreation areas, and site improvements; e. A setback of ten feet shall be along any property line adjoining a residential zone; and f. The use shall be buffered with: (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or (2) a six-foot high, view obscuring fence.							
*	Safe Parking						C20 and 21 and 22	P21 and 22	P 21 and 22	P 21 and 22	P 21 and 22			20. Allowed if: a. Not in the R-1 zone; and b. on the same site as a religious facility, public agency, or part of uses located in SIC Social Services Group Nos.: 832 Individual and Family Social Services, 836 Residential Care, and 839 Social Services, Not Elsewhere Classified. 21.a. Only in the urban growth area; and b. Exempt from on-site recreation requirements in K.C.C 21A.14.180 through 21A.14.190, landscape requirements in K.C.C. chapter 21A.16, bicycle parking requirements in K.C.C. 21A.18.030.E, and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140. 22. Allowed if consistent with K.C.C. chapter 21A.XX (the new chapter created by section 197 of this ordinance) and K.C.C. chapter 24.XX (the new chapter created by section 203 of this ordinance).	*	Safe Parking										C13	P13	P13	P13	P13	P13					13. Subject to the following standards: a. Allowed in the urban area; b. In the R-4 through R-8 zones, only when located on the same site as a religious facility, public agency, or social services use; c. Exempt from landscaping requirements in K.C.C. chapter 21A.16, bicycle parking requirements in K.C.C. 21A.18.030.E., and electric vehicle parking infrastructure requirements in K.C.C. 21A.18.140; d. The application shall include: (1) A description of the staffing and operational characteristics, including sanitation and basic safety measures required for the facility; (2) Occupancy policies, including a description of the population to be served and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe behavior; (3) A plan for managing the exterior appearance of the site, including keeping the site litter free; (4) A plan for addressing reported concerns and making this information publicly available, including a phone number, email, and point of contact at the site of the facility for the community to report concerns; (5) A plan for outreach with surrounding property owners and residents addressing items such as noise, smoking areas, parking, security procedures, and litter; and (6) Plans and narrative documenting compliance with all applicable codes, including: (a) an elevation of the building or buildings to be occupied; (b) a floor plan that describes the capacities of the buildings for the uses intended, room dimensions, and a designation of the rooms to be used for nonambulatory residents, if any; and (c) a site plan showing property lines, buildings, driveways, parking, fences, storage areas, gardens, recreation areas, and site improvements; e. A setback of ten feet shall be along any property line adjoining a residential zone; f. The use shall be buffered with: (1) ten feet of Type II landscaping consistent with K.C.C. 21A.16.040; or (2) a six-foot high, view obscuring fence; g. When safe parking is located on a site with an established primary use, the director may reduce the minimum number of on-site parking spaces consistent with K.C.C. chapter 21A.18; h. A safe parking site shall provide restroom and potable water access within the buildings or portable facilities and handwashing stations on the property; and i. If recreational vehicles are hosted at the safe parking site, provision shall be made for potable water and for proper disposal of grey water and black water waste from the vehicles.	In the committee version: - Allow in the NB zone. - Move application and siting requirements, with changes, from a new proposed chapter to this section. - Allows these uses in the rural towns.  In the full council striker: - Removes allowing these uses in rural towns.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker			
*	Interim Housing							P21 and 22		P21 and 22	P21 and 22	P21 and 22																				This use is removed in the Committee version, as suggested by the Executive.		
	<b>EDUCATION SERVICES:</b>															<b>EDUCATION SERVICES:</b>																		
*	Elementary School				P39 P40	P	P	P		P16 P40	P16 P40	P16 P40		15. If located outside of the urban growth area, limited to projects that are of a size and scale designed to primarily serve the Rural Area and Natural Resource Lands and shall be located within a rural town. 16. If located outside of the urban growth area, shall be designed to primarily serve the Rural Area and Natural Resource Lands and shall be located within a rural town. In CB, RB, and O, for K-12 schools with no more than one hundred students. 26.a. New high schools permitted in the rural and the urban residential and urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.	*	Elementary School				P16 P18	P	P	P	P		P17 P18	P17 P18	P17 P18		16. A school may be located outside of the Urban Growth Area only if allowed under King County Comprehensive Plan policies. New high school sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards. 17. If located outside of the urban area, shall be designed to primarily serve the rural area and natural resource lands and shall be located within a rural town. In CB, RB, and O, for K-12 schools with no more than one hundred students. 18. Only as a reuse of an existing public school.	No substantive changes. "Public street" language transferred from density and dimensions section.			
*	Middle/Junior High School				P40 C39 And 31	P	P	P		P16 C40	P16 C40	P16 C40		26.b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted. 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. 39. A school may be located outside of the urban growth area only if allowed under King County Comprehensive Plan policies. 40. Only as a reuse of an existing public school. 41. A high school may be allowed as a reuse of an existing public school if allowed under King County Comprehensive Plan policies.	*	Middle/Junior High School				P18 C16	P	P	P	P		P17 C18	P17 C18	P17 C18		17. If located outside of the urban area, shall be designed to primarily serve the rural area and natural resource lands and shall be located within a rural town. In CB, RB, and O, for K-12 schools with no more than one hundred students. 18. Only as a reuse of an existing public school.	No substantive changes. "Public street" language transferred from density and dimensions section.			
*	Secondary or High School				C39 and 31 C41 and 31	P26	P26	P26		P16 C15	P16 C15	P16		21A.42.140. b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted. 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. 39. A school may be located outside of the urban growth area only if allowed under King County Comprehensive Plan policies. 40. Only as a reuse of an existing public school. 41. A high school may be allowed as a reuse of an existing public school if allowed under King County Comprehensive Plan policies.	*	Secondary or High School				C16 C20	P21	P21	P21	P21		P17 C19	P17 C19	P17		16. A school may be located outside of the Urban Growth Area only if allowed under King County Comprehensive Plan policies. New high school sites shall abut or be accessible from a public street functioning as an arterial per the King County Design Standards. 17. If located outside of the urban area, shall be designed to primarily serve the rural area and natural resource lands and shall be located within a rural town. In CB, RB, and O, for K-12 schools with no more than one hundred students. 19. If located outside of the urban area, limited to projects that are of a size and scale designed to primarily serve the rural area and natural resource lands and shall be located within a rural town. 20. A high school may be allowed as a reuse of an existing public school if allowed under King County Comprehensive Plan policies. 21.a. New high schools permitted in the RA, UR, and R zones shall be subject to the review process in K.C.C. 21A.42.140. b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is allowed.	No substantive changes. "Public street" language transferred from density and dimensions section.			
*	Vocational School					P13 a C	P13 a C	P13 a C			P15	P17	P	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. 15. If located outside of the urban growth area, limited to projects that are of a size and scale designed to primarily serve the Rural Area and Natural Resource Lands and shall be located within a rural town. 17. All instruction must be within an enclosed structure.	*	Vocational School					P25 C	P25 C	P25 C	P25 C			P19	P27	P		19. If located outside of the urban area, limited to projects that are of a size and scale designed to primarily serve the rural area and natural resource lands and shall be located within a rural town. 25. Only as a reuse of a public school facility or surplus nonresidential 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. 27. All instruction shall occur within an enclosed structure.	In the committee version, in the UR and R-1 to R-48, allowed as a reuse of a public school or surplus nonresidential building.		
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P38	17. All instruction must be within an enclosed structure. 18. Limited to resource management education programs. 19. Only as accessory to residential use, and: a. Students shall be limited to twelve per one-hour session; b. Except as provided in subsection B.19.c. of this section, all instruction must be within an enclosed structure; c. Outdoor instruction may be allowed on	*	Specialized Instruction School				P18			P19 C20	P19 C20	P19 C20	P19 C20	P19 C20	P	P	P	P17	P38	17. All instruction ((must be)) shall occur within an enclosed structure. 18. Limited to resource management education programs. 19. Only as accessory to residential use, and: a. Students shall be limited to twelve per one-hour session; b. Except as provided in subsection B.19.c. of this section, all instruction ((must be)) shall occur within an enclosed structure; c. Outdoor instruction may be allowed on properties at least two and one-half acres in size. Any outdoor activity ((must)) shall comply with the requirements for setbacks in K.C.C. chapter 21A.12; and	No substantive change.



PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																														
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker													
														properties at least two and one-half acres in size. Any outdoor activity must comply with the requirements for setbacks in K.C.C. chapter 21A.12; and d. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining rural area and residential zones. 20. Subject to the following: a. Structures used for the school and accessory uses shall maintain a minimum distance of twenty-five feet from property lines adjoining residential zones; b. On lots over two and one-half acres: (1) Retail sale of items related to the instructional courses is permitted, if total floor area for retail sales is limited to two thousand square feet; (2) Sale of food prepared in the instructional courses is permitted with ((Seattle-King County department of)) public health - Seattle & King County approval, if total floor area for food sales is limited to one thousand square feet and is located in the same structure as the school; and (3) Other incidental student-supporting uses are allowed, if such uses are found to be both compatible with and incidental to the principal use; and c. On sites over ten acres, located in a designated Rural Town and zoned any one or more of UR, R-1, and R-4: (1) Retail sale of items related to the instructional courses is permitted, provided total floor area for retail sales is limited to two thousand square feet; (2) Sale of food prepared in the instructional courses is permitted with ((Seattle-King County department of)) public health - Seattle & King County approval, if total floor area for food sales is limited to one thousand seven hundred fifty square feet and is located in the same structure as the school; (3) Other incidental student-supporting uses are allowed, if the uses are found to be functionally related, subordinate, compatible with and incidental to the principal use; (4) The use shall be integrated with allowable agricultural uses on the site; (5) Advertised special events shall comply with the temporary use requirements of this chapter; and (6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than fifty percent of their prior value, may reconstruct and expand an additional sixty-five percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with development condition in subsection B.20.c. of this section and this title.																														
*	School District Support Facility					P23 C	P23 C	P23 C	C15	P15	P15	P15	P15	15. If located outside of the urban growth area, limited to projects that are of a size and scale designed to primarily serve the Rural Area and Natural Resource Lands and shall be located within a rural town. 23. Only if adjacent to an existing or proposed school.	*	School District Support Facility						P28 C	P28 C	P28 C	P28 C	C19	P19	P19	P19	P19	19. If located outside of the urban area, limited to projects that are of a size and scale designed to primarily serve the rural area and natural resource lands and shall be located within a rural town. 28. Only if adjacent to an existing or proposed school.	No substantive change												
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	30. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shall be subject to the provisions for rural industrial uses in K.C.C. ((chapter 21A.12)) 21A.14.280.	SIC #																	19. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shall be subject to the provisions for rural industrial uses in K.C.C. 21A.14.280.	No substantive change.											
	GOVERNMENT SERVICES:																																											

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16	3.a. Only as a reuse of a public school facility or a surplus nonresidential facility subject to K.C.C. chapter 21A.32; or b. only when accessory to a fire facility and the office is no greater than one thousand five hundred square feet of floor area. 5. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible(, and provided further that)). ((t))This condition also applies to the UR zone only if the property is located within a designated unincorporated Rural Town. 16. Only as an accessory use to another permitted use.	*	Public agency or utility office				P2 C4	P2 C4	P2 C	P2 C	P2 C	P	P	P	P	P	P3	2.a. Only as a reuse of a public school facility or a surplus nonresidential facility subject to K.C.C. chapter 21A.32; or b. only when accessory to a fire facility and the office is no greater than one thousand five hundred square feet of floor area. 3. Only as an accessory use to another permitted use. 4. New utility office locations only if there is no commercial/industrial zoning in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that no feasible alternative location is possible.	No substantive change.
*	Public agency or utility yard				P27	P27	P27	P27			P		P	27a. Utility yards only on sites with utility district offices; or b. Public agency yards are limited to material storage for road maintenance facilities.	*	Public agency or utility yard				P5	P5	P5	P5	P5			P		P	5a. Utility yards only on sites with utility district offices; or b. Public agency yards are limited to material storage for road maintenance facilities.	No substantive change.	
*	Public agency archives										P	P	P		*	Public agency archives										P	P	P			No substantive change.	
921	Court									P4	P	P		4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.	921	Court										P6	P	P		6. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.	No substantive change.	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P	7. Limited to storefront police offices. Such offices shall not have: a. holding cells; b. suspect interview rooms (except in the NB zone); or c. long-term storage of stolen properties.	9221	Police Facility				P7	P7	P7	P7	P7	P7	P	P	P	P	7. Limited to storefront police offices. Such offices shall not have: a. holding cells; b. suspect interview rooms (except in the NB zone); or c. long-term storage of stolen properties.	No substantive change.	
9224	Fire Facility				C6 and 33	C6	C6	C6	P	P	P	P	P	6.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining rural area and residential zones; b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street; c. No outdoor storage; and d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible. 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.	9224	Fire Facility				C8	C8	C8	C8	C8	P	P	P	P	P	8.a. All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining RA, UR, and R zones; b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street; c. No outdoor storage; and d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no feasible alternative location is possible.	No substantive change.	
*	Utility Facility (41)	P29 C28	P29 C28	P29 C28	P29 C28	P29 C28	P29 C28	P29 C28	P	P	P	P	P	28. Limited to local distribution gas storage tanks that pipe to individual residences but excluding liquefied natural gas storage tanks. 29. Excluding local distribution gas storage tanks. 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. 41. As part of an application for an addition, expansion, or upgrade of electric transmission and distribution lines or the siting new gas or hazardous liquid transmission pipelines, the applicant shall submit an equity impact review of the proposal using tools developed by the office of equity and racial and social justice. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval.	*	Utility Facility (12)	P10 C11	P10 C11	P10 C11	P10 C11	P10 C11	P10 C11	P10 C11	P10 C11	P	P	P	P	P	10. Excluding local distribution gas storage tanks. 11. Limited to local distribution gas storage tanks that pipe to individual residences but excluding liquefied natural gas storage tanks. 12. As part of an application for construction of new electric transmission lines in regional utility corridors, or for the construction or siting of new, modified, or expanded gas or hazardous liquid transmission pipelines, the applicant shall submit an equity impact review of the proposal using tools developed by the office of equity and racial and social justice. Until these tools have been developed and made publicly available by that office, the equity impact review is not required. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval.	Yes, in Committee version to align project types requiring EIR among various uses.  Full Council striker, to requirements for EIR	
*	Commuter Parking Lot				C33 P19	C P19	C P19	C P19	P	P	P	P	P35	19. Limited to new commuter parking lots designed for thirty or fewer parking spaces or commuter parking lots located on existing parking lots for ((churches)) religious facilities, schools, or other	*	Commuter Parking Lot				C ((33)) P((49)) P((29))	C P((49))	C P((49))	C P((49))	P	P	P	P	P((35))	29. Limited to new commuter parking lots designed for thirty or fewer parking spaces or commuter parking lots located on existing parking lots for religious facilities, schools, or other allowed nonresidential uses that have excess capacity available during	No substantive change.		

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker			
														permitted nonresidential uses that have excess capacity available during commuting(;- provided that)), but only if the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the department of local services; 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. 35. Allowed as a primary or accessory use to an allowed industrial-zoned land use.																	commuting but only if the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the department of local services; 13. Allowed as a primary or accessory use to an allowed industrial-zoned land use.			
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	8. Private stormwater management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated urban in the King County Comprehensive Plan shall only be located in the urban area.	*	Private Stormwater Management Facility	P13	P13	P13	P13	P13	P13	P13	P13	P13	P13	P13	P13	P13	P13	30. Private stormwater management facilities serving development proposals located on commercial/industrial zoned lands shall also be located on commercial/industrial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated urban in the King County Comprehensive Plan shall only be located in the urban area.	No substantive change.		
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P	18. Only as an accessory use to a public agency or utility yard, or to a transfer station. 31. Vactor waste treatment, storage, and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other covered structures), as well as enclosed buildings.	*	Vactor Waste Receiving Facility	P	P	P	P14	P14	P14	P14	P14	P15	P15	P15	P15	P	14. Only as an accessory use to a public agency or utility yard, or to a transfer station. 15. Vactor waste treatment, storage, and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system or shall be stored in tanks, covered structures, or enclosed buildings.	No substantive change.			
	BUSINESS SERVICE:																																	
*	Construction and Trade				P34						P	P9	P	9. No outdoor storage of materials. 34. Limited to landscape and horticultural services (SIC 078) that are accessory to a retail nursery, garden center and farm supply store. Construction equipment for the accessory use shall not be stored on the premises.	*	Construction and Trade											P	P37	P	37. No outdoor storage of materials. 38. Limited to landscape and horticultural services (SIC Industry Group 078) that are accessory to a retail nursery, garden center and farm supply store. Construction equipment for the accessory use shall not be stored on the premises.	No substantive change.			
*	Individual Transportation and Taxi									P25	P	P10	P	10. Limited to office uses. 25. Limited to private road ambulance services with no outside storage of vehicles.	*	Individual Transportation and Taxi										P((25))10	P1(0)	P	1. Limited to office uses. ((25))10. Limited to private road ambulance services with no outside storage of vehicles.	No substantive change.				
421	Trucking and Courier Service									P11	P12	P13	P	11. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station. 12. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry No. 4215-Courier Services, except by air. 13. Limited to SIC Industry No. 4215-Courier Services, except by air.	421	Trucking and Courier Service										P46	P47	P484	P	46. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station. 47. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and SIC Industry 4215-Courier Services, except by air. 48. Limited to SIC Industry 4215-Courier Services, except by air.	No substantive change.			
*	Warehousing((-4)) and Wholesale Trade (1)												P	1. Except self-service storage.	*	Warehousing and Wholesale Trade (39)													P	39. Except self-service storage.	No substantive change.			
*	Self-service Storage												P	14. ((Accessory to an apartment development of at least twelve units provided: a. The gross floor area in self-service storage shall not exceed the total gross floor area of the apartment dwellings on the site; b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property; c. The use of the facility shall be limited to dead storage of household goods; d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;	*	Self-service Storage (14)															P	15	36. Repealed. 14. Prohibited in the White Center unincorporated activity center. 37. 15. Use shall be limited to the NB zone on parcels outside of the ((U))urban ((Growth)) ((A))area, ((R))rural ((T))towns, and ((Rural-Neighborhoods)) rural neighborhood commercial centers and the building floor area devoted to such use shall not exceed ten thousand square feet.	Yes in committee version, to prohibit self-service storage in the White Center UAC.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker					
														e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals; f. No residential occupancy of the storage units; g. No business activity other than the rental of storage units; and h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval. i. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.) <u>Repealed.</u> 37. Use shall be limited to the NB zone on parcels outside of the ((U))urban ((G))growth ((A))area, Rural Towns, and Rural Neighborhood((s)) <u>Commercial Centers</u> and the building floor area devoted to such use shall not exceed ten thousand square feet.																						
4221 4222	Farm Product Warehousing, Refrigeration, and Storage (38)												P	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.	422 1 422 2	Farm Product Warehousing, Refrigeration, and Storage ((38))16)													P	((38))16. 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.	No substantive change.					
*	Log Storage (38)		P		P26 and 33								P	26. Limited to two acres or less.	*	Log Storage (40)		P		P41								P	40. If the log storage is associated with agriculture activities it will be reviewed in accordance with K.C.C. 21A.08.090. 41. Limited to two acres or less.	No substantive change. (log storage was previously listed with agricultural activities).						
47	Transportation Service												P39	39. Excluding fossil fuel facilities.	47	Transportation Service												P42	42. Excluding fossil fuel facilities.	No substantive change.						
473	Freight and Cargo Service												P		473	Freight and Cargo Service											P	P	P		No substantive change.					
472	Passenger Transportation Service												P		472	Passenger Transportation Service											P	P	P		No substantive change.					
48	Communication Offices												P		48	Communication Offices											P	P	P		No substantive change.					
482	Telegraph and other Communications												P		482	Telegraph and other Communications											P	P	P		No substantive change.					
*	General Business Service												P16	16. Only as an accessory use to another permitted use.	*	General Business Service											P	P	P	P	P((16))2	16))2. Only as an accessory use to another permitted use.	No substantive change.			
*	Professional Office												P16	16. Only as an accessory use to another permitted use.	*	Professional Office											P	P	P	P	P((16))2	16))2. Only as an accessory use to another permitted use.	No substantive change.			
7312	Outdoor Advertising Service												P	17. No outdoor storage.	731 2	Outdoor Advertising Service											P	P((17))3	P	((17))3. No outdoor storage.	No substantive change.					
735	Miscellaneous Equipment Rental												P17	17. No outdoor storage.	735	Miscellaneous Equipment Rental											P43	P	P43	P	43. No outdoor storage.	No substantive change.				
751	Automotive Rental and Leasing												P		751	Automotive Rental and Leasing											P	P		P		No substantive change.				
752	Automotive Parking												P20 a	20.a. No tow-in lots for damaged, abandoned, or otherwise impounded vehicles, and b. Tow-in lots for damaged, abandoned, or	752	Automotive Parking											P((20))5a	P((20))5b	P((24))6	P((20))5a	P	((20))5.a. No tow-in lots for damaged, abandoned, or otherwise impounded vehicles, and b. Tow-in lots for damaged, abandoned, or otherwise	No substantive change.			

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker						
														otherwise impounded vehicles shall be: (1) permitted only on parcels located within Vashon Town Center; (2) accessory to a gas or automotive service use; and (3) limited to no more than ten vehicles. 21. No dismantling or salvage of damaged, abandoned or otherwise impounded vehicles.																impounded vehicles shall be: (1) permitted only on parcels located within Vashon Town Center; (2) accessory to a gas or automotive service use; and (3) limited to no more than ten vehicles. <del>((21))</del> 6. No dismantling or salvage of damaged, abandoned, or otherwise impounded vehicles.							
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32	32. <del>((Provided))</del> Only if: a. Off-street required parking for a land use located in the urban area must be located in the urban area; b. Off-street required parking for a land use located in the rural area must be located in the rural area; and c.(1) Except as provided in subsection B.32.c.(2) of this section, off-street required parking must be located on a lot that would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve. (2) For a social service agency allowed under K.C.C. 21A.08.050B.13.b. to be located on a site in the NB zone, off-street required parking may be located on a site within three hundred feet of the social service agency, regardless of zoning classification of the site on which the parking is located.	*	Off-Street Required Parking Lot (11)																				32. Provided)) 11. Only if: a. Off-street required parking for a land use located in the urban area <del>((must))</del> shall be located in the urban area; b. Off-street required parking for a land use located in the rural area <del>((must))</del> shall be located in the rural area; and c. <del>((1))</del> Except as provided in subsection B.32.c.(2) of this section, <del>((must))</del> shall be located on a lot that would <del>((permit))</del> allow, either outright or through a land use permit approval process, the land use the off-street parking will serve. <del>((2))</del> For a social service agency allowed under K.C.C. 21A.08.050B.13.b. to be located on a site in the NB zone, off-street required parking may be located on a site within three hundred feet of the social service agency, regardless of zoning classification of the site on which the parking is located.)	Yes, in committee version to remove requirement relating to parking in NB zone.
7941	Professional Sport Teams/Promoters										P	P			7941	Professional Sport Teams/Promoters																No substantive change.					
873	Research, Development, and Testing										P2	P2	P2	2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.	873	Research, Development, and Testing (44)															44. Except SIC Industry 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.	No substantive change.					
*	Heavy Equipment and Truck Repair												P		*	Heavy Equipment and Truck Repair																No substantive change.					
	<b>ACCESSORY USES:</b>																																				
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P	22. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.	*	Commercial/Industrial Accessory Uses															22))7. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises. <del>((41))</del> 18. Battery energy storage systems are considered a commercial/industrial accessory use when the total system capacity is two megawatts or less, and: a. the system provides electricity for on-site use only, with "on-site use" including net metering as well as charging of vehicles on-site or in the right-of-way immediately adjacent to the site; or b. the system is intended primarily for on-site use, but also participates in load sharing or another grid-connected electricity-sharing arrangement.	No substantive change. Changes made by another ordinance.					
*	Helistop				40	C23	C23	C23	C23	C24	C23	C24	23. Limited to emergency medical evacuation sites in conjunction with police, fire, or health service facility. Helistops are prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town. 24. Allowed as accessory to an allowed use. 40. Helistops are not allowed in the RA zone as an accessory to a government or business services use, but may be allowed in that zone as part of a search and rescue facility, subject to K.C.C. 21A.08.100.B.30.	*	Helistop																		<del>((23))</del> 8. Limited to emergency medical evacuation sites in conjunction with police, fire, or health service facility. <del>((Helistops are prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.))</del> <del>((40))</del> 17. Helistops are <del>((not allowed))</del> prohibited in the RA zone as an accessory to a government or business services use, <del>((but may be allowed in that zone))</del> except as part of a search and rescue facility <del>((;))</del> subject to K.C.C. 21A.08.100.B.30.	No substantive change.			

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
	<b>USE</b>						8	-48					30																			
*	Building Materials and Hardware Stores		P23						P2	P	P			2.a. Only hardware stores; and b. In rural neighborhood commercial centers, limited to ten thousand square feet of gross floor area. 23. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork and; a. limited to lumber milled on site; and b. the covered sales area is limited to two thousand square feet. The covered sales area does not include covered areas used to display only milled lumber.	*	Building Materials and Hardware Stores		P23							P2	P	P			2.a. Only hardware stores; and b. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area. 23. Only as accessory to SIC Industry Group ((No.)) 242-Sawmills and SIC Industry ((No.)) 2431-Millwork and; a. limited to lumber milled on-site; and b. the covered sales area is limited to two thousand square feet. The covered sales area does not include covered areas used to display only milled lumber.	No substantive change.	
*	Retail Nursery, Garden Center, and Farm Supply Stores	P1C1			P1C1				P31	P	P			1.a. As a permitted use, covered sales areas shall not exceed a total area of two thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three thousand five hundred square feet may be allowed. Greenhouses used for the display of merchandise other than plants shall be considered part of the covered sales area. Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not considered part of the covered sales area; b. The site area shall be at least four and one-half acres; c. Sales may include locally made arts and crafts; and d. Outside lighting is permitted if no off-site glare is allowed. 31. In rural neighborhood commercial centers, limited to ten thousand square feet of gross floor area.	*	Retail Nursery, Garden Center, and Farm Supply Stores	P1C1								P31	P	P			1.a. As a permitted use, covered sales areas shall not exceed a total area of ((two)) three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. With a conditional use((s)) permit, covered sales areas of up to ((three)) five thousand ((five hundred)) square feet may be allowed. Greenhouses used for the display of merchandise other than plants shall be considered part of the covered sales area. Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not considered part of the covered sales area; b. The site area shall be at least four and one-half acres; c. Sales may include locally made arts and crafts; and d. Outside lighting is ((permitted)) allowed if no off-site glare is ((allowed)) generated. 31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.	Yes Full Council striker: Modifies DC 1 to allow, in the A and RA zones, up to 3,500 square feet (an increase from 2,000 square feet) of covered sales area as a Permitted use, and up to 5,000 square feet (an increase from 3,000 square feet) with a CUP.	
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P			3.a. Limited to products grown on site. b. Covered sales areas shall not exceed a total area of five hundred square feet. 4. No permanent structures or signs.	*	Forest Products Sales	P3 and 4	P4								P				3.a. Limited to products grown on-site. b. Covered sales areas shall not exceed a total area of five hundred square feet. 4. No permanent structures or signs.	No substantive change.	
*	Department and Variety Stores						C14a	P14	P5	P	P			5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a maximum of two thousand square feet of gross floor area. 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a maximum of five thousand square feet of gross floor area, and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.	*	Department and Variety Stores										P5	P	P			5. Limited to SIC Industry ((No.)) 5331-Variety Stores, and further limited to a maximum of two thousand square feet of gross floor area. 14.a. ((Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,)) limited to a maximum of ((five)) one thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 15. ((a. Not permitted in R-1 and-)) limited to a maximum of ((five)) two thousand five hundred square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an	Yes, in committee version to allow as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12 through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker										
																															arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 16.a. ((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and I)) Limited to a maximum of five thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.										
54	Food Stores				C30		C15a	P15	P31	P	P	C	P6	6. Limited to a maximum of five thousand square feet of gross floor area. 15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. 30. Only within a former grange hall incorporated under chapter 24.28 RCW and listed in the National Register of Historic Places or designated as a King County landmark subject to K.C.C. chapter 21A.32 and if the parcel is located within one thousand feet of a Rural Neighborhood Commercial Center as designated by the King County Comprehensive Plan. 31. In rural neighborhood commercial centers, limited to ten thousand square feet of gross floor area.	54	Food Stores				C30																				((C 15 a) P1 4 C 15) P(4 5) 16 P3 1 P P C P6 6. Limited to a maximum of five thousand square feet of gross floor area. 14.a. ((Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, I)) Limited to a maximum of ((five)) one thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 15. ((a- Not permitted in R-1 and I)) Limited to a maximum of ((five)) two thousand five hundred square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 16.a. ((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and I)) Limited to a maximum of five thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an	Yes, in committee version to allow as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12 through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
																															arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 30. Only within a former grange hall incorporated under chapter 24.28 RCW and listed in the National Register of Historic Places or designated as a King County landmark subject to K.C.C. chapter 21A.32 and if the parcel is located within one thousand feet of a rural neighborhood commercial center as designated by the King County Comprehensive Plan. 31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.	
*	Agricultural Product Sales (28)							P2 5	P2 5	P2 5	P2 5	P2 5	P2 5	25. Limited to sites located within the urban growth area and: a. The sales area shall be limited to three hundred square feet and must be removed each evening; b. There must be legal parking that is easily available for customers; and c. The site must be in an area that is easily accessible to the public, will accommodate multiple shoppers at one time and does not infringe on neighboring properties.	*	Agricultural Product Sales (28)									P2 5	P2 5	P2 5	P2 5	P2 5	P2 5	25. Limited to sites located within the urban ((growth)) area and: a. The sales area shall be limited to three hundred square feet and ((must)) shall be removed each evening; b. There ((must)) shall be legal parking that is easily available for customers; and c. The site ((must)) shall be in an area that is easily accessible to the public, will accommodate multiple shoppers at one time and does not infringe on neighboring properties.	No substantive change.
*	Farmers Market	P2 4	P2 4		P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	24. Requires at least five farmers selling their own products at each market and the annual value of sales by farmers should exceed the annual sales value of nonfarmer vendors.	*	Farmers Market	P2 4	P2 4		P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	P2 4	24. Requires at least five farmers selling their own products at each market and the annual value of sales by farmers should exceed the annual sales value of nonfarmer vendors.	No substantive change.	
*	Motor Vehicle and Boat Dealers										P8		P	8. Excluding retail sale of trucks exceeding one-ton capacity.	*	Motor Vehicle and Boat Dealers										P8		P	8. Excluding retail sale of trucks exceeding one-ton capacity.	No substantive change.		
553	Auto Supply Stores										P9	P9	P	9. Only the sale of new or reconditioned automobile supplies is permitted.	5	Auto Supply Stores										P9	P9	P	9. Only the sale of new or reconditioned automobile supplies is ((permitted)) allowed.	No substantive change.		
554	Gasoline Service Stations								P	P	P		P		5	Gasoline Service Stations									P	P	P	P			No substantive change.	
56	Apparel and Accessory Stores									P	P				5	Apparel and Accessory Stores										P	P				No substantive change.	
*	Furniture and Home Furnishings Stores									P	P				*	Furniture and Home Furnishings Stores										P	P				No substantive change.	
58	Eating and Drinking Places				P2 1 C1 9		P 20 C 16	P 20 P 16	P 10	P	P	P	P	10. Excluding SIC Industry No. 5813-Drinking Places. 16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. 19. Only as: a. an accessory use to a permitted manufacturing or retail land use, limited to espresso stands to include sales of beverages and incidental food items, and not to include drive-through sales; or b. an accessory use to a recreation or multiuse park, limited to a total floor area of three thousand	5	Eating and Drinking Places					P2 1 C 19		P2 0 ((C 46 )) P1 4 C 15	P2 0 P1 6	P1 0	P	P	P	P	10. Excluding SIC Industry ((No.)) 5813-Drinking Places. 14.a. ((Not in R-1 and limited to SIC Industry No. 5334-Variety Stores, I)) limited to a maximum of ((five)) one thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 15. ((a. Not permitted in R-1 and I)) limited to a maximum of ((five)) two thousand five hundred square feet of gross floor area;	Yes, in committee version to allow as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12	



PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
														five hundred square feet. 20. Only as: a. an accessory use to a recreation or multiuse park; or b. an accessory use to a park and limited to a total floor area of one thousand five hundred square feet. 21. Accessory to a park, limited to a total floor area of seven hundred fifty square feet.																	((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 16.a. ((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and I)) Limited to a maximum of five thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 19. Only as: a. an accessory use to an ((permitted)) allowed manufacturing or retail land use, limited to espresso stands to include sales of beverages and incidental food items, and not to include drive-through sales; or b. an accessory use to a recreation or multiuse park, limited to a total floor area of three thousand five hundred square feet. 20. Only as: a. an accessory use to a recreation or multiuse park; or b. an accessory use to a park and limited to a total floor area of one thousand five hundred square feet. 21. Accessory to a park, limited to a total floor area of seven hundred fifty square feet.	through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.
*	Remote Tasting Room				P1 3					P7	P7			7. Off-street parking is limited to a maximum of one space per fifty square feet of tasting and retail areas. 13. Permitted as part of the demonstration project authorized by K.C.C. 21A.55.110.	*	Remote Tasting Room										P7	P7			7. Off-street parking is limited to a maximum of one space per fifty square feet of tasting and retail areas. 13. ((Permitted)) Allowed as part of the demonstration project authorized by K.C.C. 21A.55.110.	No substantive change.	
*	Drug Stores						C 15	P1 5	P3 1	P	P	C		15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. 31. In rural neighborhood commercial centers, limited to ten thousand square feet of gross floor area.	*	Drug Stores								P1 4 C 15	P (4 5) 16	P3 1	P	P	C		14.a. ((Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, I)) Limited to a maximum of ((five)) one thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 15. ((a. Not permitted in R-1 and I)) Limited to a maximum of ((five)) two thousand five hundred square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and	Yes, in committee version to allow as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker					
																																<p>b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)</p> <p>b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial;</p> <p>c. Amplified noise is prohibited;</p> <p>d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and</p> <p>e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.</p> <p>16.a. ((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and I)) Limited to a maximum of five thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and</p> <p>b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)</p> <p>b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial;</p> <p>c. Amplified noise is prohibited;</p> <p>d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and</p> <p>e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.</p> <p>31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.</p>	through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.			
*	((Marijuana)) Cannabis retailer									P 26 C 27	P 26 C 27			26.a. Per lot, limited to a maximum aggregated total of two thousand square feet of gross floor area devoted to, and in support of, the retail sale of ((marijuana)) cannabis. b. Notwithstanding subsection B.26.a. of this section, the maximum aggregated total gross floor area devoted to, and in support of, the retail sale of ((marijuana)) cannabis may be increased to up to three thousand square feet if the retail outlet devotes at least five hundred square feet to the sale, and the support of the sale, of medical ((marijuana)) cannabis, and the operator maintains a current medical ((marijuana)) cannabis endorsement issued by the Washington state Liquor and Cannabis Board. c. Any lot line of a lot having any area devoted to retail ((marijuana)) cannabis activity must be one thousand feet or more from any lot line of any other lot having any area devoted to retail ((marijuana)) cannabis activity; and a lot line of a lot having any area devoted to new retail ((marijuana)) cannabis activity may not be within one thousand feet of any lot line of any lot having any area devoted to existing retail ((marijuana)) cannabis activity. d. Whether a new retail ((marijuana)) cannabis activity complies with this locational requirement shall be determined based on the date a conditional use permit application submitted to the department of local services, permitting division, became or was deemed complete, and: (1) if a complete conditional use permit application for the proposed retail ((marijuana)) cannabis use was not submitted, or if more than one conditional use permit application became or was deemed complete on the same date, then the director shall determine compliance based on the date the Washington state Liquor and Cannabis Board issues a Notice of ((Marijuana)) Cannabis	*	((Marijuana)) Cannabis retailer															P2 6 C 27	P2 6 C 27			26.a. Per lot, limited to a maximum aggregated total of two thousand square feet of gross floor area devoted to, and in support of, the retail sale of ((marijuana)) cannabis. b. Notwithstanding subsection B.26.a. of this section, the maximum aggregated total gross floor area devoted to, and in support of, the retail sale of ((marijuana)) cannabis may be increased to up to three thousand square feet if the retail outlet devotes at least five hundred square feet to the sale, and the support of the sale, of medical ((marijuana)) cannabis, and the operator maintains a current medical ((marijuana)) cannabis endorsement issued by the Washington state Liquor and Cannabis Board. c. Any lot line of a lot having any area devoted to retail ((marijuana)) cannabis activity ((must)) shall be one thousand feet or more from any lot line of any other lot having any area devoted to retail ((marijuana)) cannabis activity; and a lot line of a lot having any area devoted to new retail ((marijuana)) cannabis activity may not be within one thousand feet of any lot line of any lot having any area devoted to existing retail ((marijuana)) cannabis activity. d. Whether a new retail ((marijuana)) cannabis activity complies with this locational requirement shall be determined based on the date a conditional use permit application submitted to the department of local services, permitting division, became or was deemed complete, and: (1) if a complete conditional use permit application for the proposed retail ((marijuana)) cannabis use was not submitted, or if more than one conditional use permit application became or was deemed complete on the same date, then the director shall determine compliance based on the date the Washington state Liquor and Cannabis Board issues a Notice of ((Marijuana)) Cannabis Application to King County; (2) if the Washington state Liquor and Cannabis Board issues more than one Notice of ((Marijuana)) Cannabis Application on the same date, then the director shall determine compliance based on the date either any complete building permit or change of use permit application, or both, were	No substantive change.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																															
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker														
														<p>Application to King County;</p> <p>(2) if the Washington state Liquor and Cannabis Board issues more than one Notice of ((Marijuana)) Cannabis Application on the same date, then the director shall determine compliance based on the date either any complete building permit or change of use permit application, or both, were submitted to the department declaring retail ((marijuana)) cannabis activity as an intended use;</p> <p>(3) if more than one building permit or change of use permit application was submitted on the same date, or if no building permit or change of use permit application was submitted, then the director shall determine compliance based on the date a complete business license application was submitted; and</p> <p>(4) if a business license application was not submitted or more than one business license application was submitted, then the director shall determine compliance based on the totality of the circumstances, including, but not limited to, the date that a retail ((marijuana)) cannabis license application was submitted to the Washington state Liquor and Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease or purchased the lot at issue for the purpose of retail ((marijuana)) cannabis use, and any other facts illustrating the timing of substantial investment in establishing a licensed retail ((marijuana)) cannabis use at the proposed location.</p> <p>e. Retail ((marijuana)) cannabis businesses licensed by the Washington state Liquor and Cannabis Board and operating within one thousand feet of each other as of August 14, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application process, shall be considered nonconforming and may remain in ((their)) the businesses' current locations, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:</p> <p>(1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and</p> <p>(2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in subsection B.26.a. and B.26.b. of this section.</p> <p>27. Per lot, limited to a maximum aggregated total of five thousand square feet gross floor area devoted to, and in support of, the retail sale of ((marijuana)) cannabis, and((;));</p> <p>a. Any lot line of a lot having any area devoted to retail ((marijuana)) cannabis activity must be one thousand feet or more from any lot line of any other lot having any area devoted to retail ((marijuana)) cannabis activity; and any lot line of a lot having any area devoted to new retail ((marijuana)) cannabis activity may not be within one thousand feet of any lot line of any lot having any area devoted to existing retail ((marijuana)) cannabis activity; ((and))</p> <p>b. Whether a new retail ((marijuana)) cannabis activity complies with this locational requirement shall be determined based on the date a conditional use permit application submitted to the department of local services, permitting division, became or was deemed complete, and:</p> <p>(1) if a complete conditional use permit application for the proposed retail ((marijuana))</p>																														<p>submitted to the department declaring retail ((marijuana)) cannabis activity as an intended use;</p> <p>(3) if more than one building permit or change of use permit application was submitted on the same date, or if no building permit or change of use permit application was submitted, then the director shall determine compliance based on the date a complete business license application was submitted; and</p> <p>(4) if a business license application was not submitted or more than one business license application was submitted, then the director shall determine compliance based on the totality of the circumstances, including, but not limited to, the date that a retail ((marijuana)) cannabis license application was submitted to the Washington state Liquor and Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease or purchased the lot at issue for the purpose of retail ((marijuana)) cannabis use, and any other facts illustrating the timing of substantial investment in establishing a licensed retail ((marijuana)) cannabis use at the proposed location.</p> <p>e. Retail ((marijuana)) cannabis businesses licensed by the Washington state Liquor and Cannabis Board and operating within one thousand feet of each other as of August 14, 2016, and retail ((marijuana)) cannabis businesses that do not require a permit issued by King County, that received a Washington state Liquor and Cannabis Board license to operate in a location within one thousand feet of another licensed retail ((marijuana)) cannabis business ((prior to)) before August 14, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application process, shall be considered nonconforming and may remain in ((their)) the business' current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except:</p> <p>(1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and</p> <p>(2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in subsection B.26.a. and B.26.b. of this section.</p> <p>27. Per lot, limited to a maximum aggregated total of five thousand square feet gross floor area devoted to, and in support of, the retail sale of ((marijuana)) cannabis, and((;));</p> <p>a. Any lot line of a lot having any area devoted to retail ((marijuana)) cannabis activity ((must)) shall be one thousand feet or more from any lot line of any other lot having any area devoted to retail ((marijuana)) cannabis activity; and any lot line of a lot having any area devoted to new retail ((marijuana)) cannabis activity may not be within one thousand feet of any lot line of any lot having any area devoted to existing retail ((marijuana)) cannabis activity; ((and))</p> <p>b. Whether a new retail ((marijuana)) cannabis activity complies with this locational requirement shall be determined based on the date a conditional use permit application submitted to the department of local services, permitting division, became or was deemed complete, and:</p> <p>(1) if a complete conditional use permit application for the proposed retail ((marijuana))</p>	

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker											
														cannabis use was not submitted, or if more than one conditional use permit application became or was deemed complete on the same date, then the director shall determine compliance based on the date the Washington state Liquor and Cannabis Board issues a Notice of ((Marijuana)) Cannabis Application to King County; (2) if the Washington state Liquor and Cannabis Board issues more than one Notice of ((Marijuana)) Cannabis Application on the same date, then the director shall determine compliance based on the date either any complete building permit or change of use permit application, or both, were submitted to the department declaring retail ((marijuana)) cannabis activity as an intended use; (3) if more than one building permit or change of use permit application was submitted on the same date, or if no building permit or change of use permit application was submitted, then the director shall determine compliance based on the date a complete business license application was submitted; and (4) if a business license application was not submitted or more than one business license application was submitted, then the director shall determine compliance based on the totality of the circumstances, including, but not limited to, the date that a retail ((marijuana)) cannabis license application was submitted to the Washington state Liquor and Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease or purchased the lot at issue for the purpose of retail ((marijuana)) cannabis use, and any other facts illustrating the timing of substantial investment in establishing a licensed retail ((marijuana)) cannabis use at the proposed location; and c. Retail ((marijuana)) cannabis businesses licensed by the Washington state Liquor and Cannabis Board and operating within one thousand feet of each other as of August 14, 2016, and retail ((marijuana)) cannabis businesses that do not require a permit issued by King County, that received a Washington state Liquor and Cannabis Board license to operate in a location within one thousand feet of another licensed retail ((marijuana)) cannabis business ((prior-to)) before August 14, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application process, shall be considered nonconforming and may remain in ((their)) the business' current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except: (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and (2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.																										(4) if a business license application was not submitted or more than one business license application was submitted, then the director shall determine compliance based on the totality of the circumstances, including, but not limited to, the date that a retail ((marijuana)) cannabis license application was submitted to the Washington state Liquor and Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease or purchased the lot at issue for the purpose of retail ((marijuana)) cannabis use, and any other facts illustrating the timing of substantial investment in establishing a licensed retail ((marijuana)) cannabis use at the proposed location; and c. Retail ((marijuana)) cannabis businesses licensed by the Washington state Liquor and Cannabis Board and operating within one thousand feet of each other as of August 14, 2016, and retail ((marijuana)) cannabis businesses that do not require a permit issued by King County, that received a Washington state Liquor and Cannabis Board license to operate in a location within one thousand feet of another licensed retail ((marijuana)) cannabis business ((prior-to)) before August 14, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application process, shall be considered nonconforming and may remain in ((their)) the business' current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses, except: (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and (2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.	
592	Liquor Stores									P	P				592	Liquor Stores										P	P				No substantive change.										
593	Used Goods: Antiques/ Secondhand and Shops									P	P				593	Used Goods: Antiques/ Secondhand and Shops										P	P				No substantive change.										
*	Sporting Goods and			P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	22. Only as an accessory use to: a. a large active recreation and multiuse park in the urban growth area; or	*	Sporting Goods and Related			P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	P2	22. Only as an accessory use to: a. a large active recreation and multiuse park in the urban ((growth)) area; or	No substantive change.										

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker					
	Related Stores			d 29	d 29	d 29	d 29	d 29				d 29	d 29	b. a park, or a recreation or multiuse park in the RA zones, and limited to a total floor area of seven hundred ((and)) fifty square feet. 29. Businesses selling firearms that have a storefront, have hours during which it is open for business, and post advertisements or signs observable to passersby that firearms are available for sale shall be located at least five hundred feet or more from any elementary, middle/junior high and secondary or high school properties. Businesses selling firearms in existence before June 30, 2020, shall be considered nonconforming and may remain in their current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses.		Stores																d 29	d 29	b. a park, or a recreation or multiuse park in the RA zones, and limited to a total floor area of seven hundred ((and)) fifty square feet. 29. Businesses selling firearms that have a storefront, have hours during which it is open for business, and post advertisements or signs observable to passersby that firearms are available for sale shall be located at least five hundred feet or more from any elementary, middle/junior high, and secondary or high school properties. Businesses selling firearms in existence before June 30, 2020, shall be considered nonconforming and may remain in their current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses.		
*	Book, Stationery, Video, and Art Supply Stores						C 15 a	P1 5	P	P	P			15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.	*	Book, Stationery, Video, and Art Supply Stores																			14.a. ((Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,)) limited to a maximum of ((five)) one thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 15. ((a. Not permitted in R-1 and)) limited to a maximum of ((five)) two thousand five hundred square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 16.a. ((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and)) limited to a maximum of five thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.	Yes, in committee version to allow as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12 through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.
*	Jewelry										P	P			*	Jewelry																		No substantive		

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
	Stores															Stores																	
*	Monuments, Tombstones, and Gravestones									P					*	Monuments, Tombstones, and Gravestones											P					No substantive change.	
*	Hobby, Toy, Game Shops								P	P	P				*	Hobby, Toy, Game Shops										P <sub>3</sub> 1	P	P				31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.	Yes, in committee version added size limitation.
*	Photographic and Electronic Shops								P	P	P				*	Photographic and Electronic Shops										P <sub>3</sub> 1	P	P				31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.	Yes, in committee version added size limitation.
*	Fabric Shops									P	P				*	Fabric Shops											P	P					No substantive change.
598	Fuel Dealers									C 11	P		P	11. No outside storage of fuel trucks and equipment.	598	Fuel Dealers										C 11	P		P	11. No outside storage of fuel trucks and equipment.		No substantive change.	
*	Florist Shops						C 15 a	P 1 5	P	P	P	P		15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.	*	Florist Shops								P <sub>1</sub> 4 C 15 (a))	P ( 4 5)) 16	P <sub>3</sub> 1	P	P	P	14.a. ((Not in R-1 and limited to SIC Industry No. 5334-Variety Stores,)) Limited to a maximum of ((five)) one thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 15. ((a. Not permitted in R-1 and)) Limited to a maximum of ((five)) two thousand five hundred square feet of gross floor area; ((and subject to K.C.C. 21A.12.230; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building(s) and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 16.a. ((Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places, and)) Limited to a maximum of five thousand square feet of gross floor area; ((and subject to K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an arterial; c. Amplified noise is prohibited; d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be located between the building and the street; and e. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m. 31. In rural neighborhood commercial centers, limited to fifteen	Yes in committee, to allow as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12 through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.		

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker						
																															thousand square feet of gross floor area.						
*	Personal Medical Supply Stores									P	P				*	Personal Medical Supply Stores										P	P				No substantive change.						
*	Pet Shops								P3 1	P	P			31. In rural neighborhood commercial centers, limited to ten thousand square feet of gross floor area.	*	Pet Shops									P3 1	P	P			31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.	No substantive change.						
*	Bulk Retail									P	P				*	Bulk Retail									P	P				No substantive change.							
*	Auction Houses										P1 2		P	12. Excluding vehicle and livestock auctions.	*	Auction Houses										P1 2	P		12. Excluding vehicle and livestock auctions.	No substantive change.							
*	Livestock Sales (28)												P	28. If the agricultural product sales or livestock sales is associated with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.	*	Livestock Sales (28)											P	28. If the agricultural product sales or livestock sales is associated with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.	No substantive change.								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (1 1)	11. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses ((as set forth)) in K.C.C. ((chapter 21A.12)) 21A.14.280.  [THIS NOTE DOESN'T APPLY ANYWHERE] 8. Only within enclosed buildings, and as an accessory use to retail sales.														11. For I-zoned sites located outside the urban ((growth)) area ((designated by the King County Comprehensive Plan)), uses shown as a conditional use in the table of K.C.C. 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for rural industrial uses ((as set forth)) in K.C.C. ((chapter 21A.12)) 21A.XX.XXX (the new section created by section GXD of this ordinance).	No substantive change								
20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C	2. Except slaughterhouses. 28. If the food and kindred products manufacturing or processing is associated with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.	20	Food and Kindred Products (28)								P2	P2	P2 C	P2 C	2. Except slaughterhouses 28. If the food and kindred products manufacturing or processing is associated with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.	No substantive change.								
*	Winery/Brewery /Distillery Facility I				P3 2									32.a. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed one thousand five hundred square feet; b. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; c. One on-site parking stall shall be allowed for the winery, brewery, distillery facility I use; d. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; e. At least two stages of production of wine, beer, cider, or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting, or distilling; f. No product tasting or retail sales shall be allowed on-site; g. Events may be allowed in accordance with K.C.C. 21A.32.120.B.6; and h. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.	*	Winery/Brewery /Distillery Facility I				P3 2																32.a. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed one thousand five hundred square feet; b. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; c. One on-site parking stall shall be allowed for the winery, brewery, distillery facility I use; d. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; e. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting or distilling; f. No product tasting or retail sales shall be allowed on-site; g. Events may be allowed in accordance with K.C.C. 21A.32.120.B.6; and h. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.	No substantive change.
*	Winery/B	P3			P3				P1	P1	P2		P3	3.a. In the A zone, only allowed on sites where the	*	Winery/Bre	P3				P3				P1	P1	P2	P3	3.a. In the A zone, only allowed on sites where the primary use	No substantive							

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																													
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker												
	rewery /Distillery Facility II				C30				7	7	9		1	primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals; b. Only allowed on lots of at least two and one-half acres, except that this requirement shall not apply on Vashon-Maury Island to winery, brewery, or distillery business locations in use and licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, and that in the RA zone, for sites that contain a building designated as historic resource under K.C.C. chapter 20.62, only allowed on lots of at least two acres; c. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet, unless located in whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated floor area of structures and areas devoted to winery, brewery, distillery facility uses shall not exceed seven thousand square feet in the RA zone and five thousand square feet in the A zone. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area; d. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62, except that on Vashon-Maury Island this setback requirement shall not apply to structures and parking areas in use on December 4, 2019, by existing winery, brewery or distillery business locations licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019; e. In the A zone, sixty percent or more of the products processed must be grown on-site. At the time of the initial application under K.C.C. chapter 6.74, the applicant shall submit a projection of the source of products to be produced; f. At least two stages of production of wine, beer, cider, or distilled spirits, such as crushing, fermenting, distilling, barrel, or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting, or distilling; g. In the A zone, structures and area for non-agricultural winery, brewery, distillery facility uses shall be located on portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils. No more than one acre of agricultural land may be converted to a nonagricultural accessory use; h. Tasting and retail sales of products produced on-site may occur only as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than thirty percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.3.c. of this section. The limitation on tasting and retail sales of products produced on-site shall not apply on Vashon-Maury Island to winery, brewery, or distillery business locations in use and licensed to produce by		wery /Distillery Facility II																										is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals; b. Only allowed on lots of at least two and one-half acres, except that this requirement shall not apply on Vashon-Maury Island to winery, brewery, or distillery business locations in use and licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, and that in the RA zone, for sites that contain a building designated as historic resource under K.C.C. chapter 20.62, only allowed on lots of at least two acres; c. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet, unless located in whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated floor area of structures and areas devoted to winery, brewery, distillery facility uses shall not exceed seven thousand square feet in the RA zone and five thousand square feet in the A zone. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area; d. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62, except that on Vashon-Maury Island this setback requirement shall not apply to structures and parking areas in use on December 4, 2019, by existing winery, brewery or distillery business locations licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019; e. In the A zone, sixty percent or more of the products processed must be grown on-site. At the time of the initial application under K.C.C. chapter 6.74, the applicant shall submit a projection of the source of products to be produced; f. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting or distilling; g. In the A zone, structures and area for non-agricultural winery, brewery, distillery facility uses shall be located on portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils. No more than one acre of agricultural land may be converted to a nonagricultural accessory use; h. Tasting and retail sales of products produced on-site may occur only as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than thirty percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.3.c. of this section. The limitation on tasting and retail sales of products produced on-site shall not apply on Vashon-Maury Island to winery, brewery, or distillery business locations in use and licensed to produce by the Washington state	change.



**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
														the Washington state Liquor and Cannabis Board before January 1, 2019, or on sites in the RA zone that contain a building designated as historic resource under K.C.C. chapter 20.62. Incidental retail sales of merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection B.3. Hours of operation for on-site tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays, and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays, and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;																		Liquor and Cannabis Board before January 1, 2019; j. Off-street parking is limited to a maximum of one hundred fifty percent of the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030; k. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; l. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.; and m. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less. 17.a. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet, unless located in whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated floor area of structures and areas devoted to winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area; b. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; c. Tasting and retail sale of products produced on-site, and merchandise related to the products produced on-site, may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be included in the aggregated floor area limitation in subsection B.17.a. of this section; d. Off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas; e. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; and f. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32. 29.a. Tasting and retail sales of products produced on-site, and merchandise related to the products produced on-site, may be provided in accordance with state law; b. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; c. For winery, brewery, distillery facility uses that do not require a conditional use permit, off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas. For winery, brewery, distillery facility uses that do require a conditional use permit, off-street parking maximums shall be determined through the conditional use permit process, and off-street parking for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas; d. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; and e. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32. 30.a. Only allowed on lots of at least two and one-half acres; b. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet, unless located in whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated floor area of structures and areas devoted to winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area; c. Structures and parking areas for winery, brewery, distillery	

**PERMITTED USES COMPARISON TABLE**

SIC #	SPECIFIC LAND USE	EXECUTIVE TRANSMITTAL													SIC #	SPECIFIC LAND USE	COUNCIL STRIKER													Substantive Change? In Committee Version or Full Council Striker										
		A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION			A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I		DEVELOPMENT CONDITION									
															brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; c. For winery, brewery, distillery facility uses that do not require a conditional use permit, off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas. For winery, brewery, distillery facility uses that do require a conditional use permit, off-street parking maximums shall be determined through the conditional use permit process, and off-street parking for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas; d. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; and e. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32. 30.a. Only allowed on lots of at least two and one-half acres; b. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet, unless located in whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated floor area of structures and areas devoted to winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area; c. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; d. Tasting and retail sales of products produced on-site may only occur as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than thirty percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.30.b. of this section. Incidental retail sales of merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection. Hours of operation for on-site tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays, and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays, and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.; e. Access to the site shall be directly to and from a public roadway; f. Off-street parking is limited to a maximum of one hundred fifty percent of the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030; g. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; h. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.; i. At least two stages of production of wine, beer,																								facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; d. Tasting and retail sales of products produced on-site may only occur as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than thirty percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.30.b. of this section. Incidental retail sales of merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection. Hours of operation for on-site tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.; e. Access to the site shall be directly to and from a public roadway; f. Off-street parking is limited to a maximum of one hundred fifty percent of the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030; g. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; h. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.; i. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting or distilling; and j. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less. 31.a. Limited to businesses with non-retail brewery and distillery production licenses from the Washington state Liquor and Cannabis board. Wineries and remote tasting rooms for wineries shall not be allowed; b. Tasting and retail sale of products produced on-site and merchandise related to the products produced on-site may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall not exceed one thousand five hundred square feet; c. Structures and parking areas for brewery and distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; d. For brewery and distillery facility uses that do not require a conditional use permit, off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas. For brewery and distillery facility uses that do require a conditional use permit, off-street parking maximums shall be determined through the conditional use permit process, and off-street parking for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas; e. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; and f. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32.	

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																														
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker													
														<p>cider, or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of production occurring on-site shall include crushing, fermenting, or distilling; and</p> <p>j. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.</p> <p>31.a. Limited to businesses with non-retail brewery and distillery production licenses from the Washington state Liquor and Cannabis board. Wineries and remote tasting rooms for wineries shall not be allowed;</p> <p>b. Tasting and retail sale of products produced on-site and merchandise related to the products produced on-site may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall not exceed one thousand five hundred square feet;</p> <p>c. Structures and parking areas for brewery and distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;</p> <p>d. For brewery and distillery facility uses that do not require a conditional use permit, off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas. For brewery and distillery facility uses that do require a conditional use permit, off-street parking maximums shall be determined through the conditional use permit process, and off-street parking for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas;</p> <p>e. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; and</p> <p>f. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32.</p> <p>12.a. In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals;</p> <p>b. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed a total of eight thousand square feet. Decks that are not occupied and not open to the public are excluded from the calculation for maximum aggregated floor area;</p> <p>c. Only allowed on lots of at least four and one-half acres. If the aggregated floor area of structures for winery, brewery, distillery uses exceeds six thousand square feet, the minimum site area shall be ten acres;</p> <p>d. Wineries, breweries, and distilleries shall comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal, and must connect to an existing Group A water system. The definitions and limits of Group A water systems are described in K.C.C. 13.24.007, and provision of water service is described in K.C.C. 13.24.138, 13.24.140, and 13.24.142;</p> <p>e. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a</p>																														

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker										
														minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; f. In the A Zone, sixty percent or more of the products processed must be grown on-site. At the time of the initial application under K.C.C. chapter 6.74, the applicant shall submit a projection of the source of products to be processed; g. At least two stages of production of wine, beer, cider, or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of on-site production shall include crushing, fermenting, or distilling; h. In the A zone, structures and areas for non-agricultural winery, brewery, distillery facility uses shall be located on portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils. No more than one acre of agricultural land may be converted to a nonagricultural accessory use; i. Tasting and retail sales of products produced on-site may occur only as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than thirty percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.12.b. and c. of this section. Incidental retail sales of merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection. Hours of operation for on-site tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays, and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays, and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.; j. Access to the site shall be directly to and from an arterial roadway; k. Off-street parking maximums shall be determined through the conditional use permit process, and should not be more than one hundred fifty percent of the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030; l. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; m. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.; and n. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.																											
	Winery/Brewery /Distillery Facility III	C12			C12				C29	C29	C29		C31		* Winery/Brewery /Distillery Facility III	C12				C12					C29	C29	C29		C31	12.a. In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small Animals; b. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed a total of eight thousand square feet. Decks that are not occupied and not	No substantive change.										

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
																															<p>open to the public are excluded from the calculation for maximum aggregated floor area;</p> <p>c. Only allowed on lots of at least four and one-half acres. If the aggregated floor area of structures for winery, brewery, distillery uses exceeds six thousand square feet, the minimum site area shall be ten acres;</p> <p>d. Wineries, breweries, and distilleries shall comply with Washington state Department of Ecology and King County board of health regulations for water usage and wastewater disposal, and must connect to an existing Group A water system. The definitions and limits of Group A water systems are described in K.C.C. 13.24.007, and provision of water service is described in K.C.C. 13.24.138, 13.24.140 and 13.24.142;</p> <p>e. Structures and parking areas for winery, brewery distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;</p> <p>f. In the A Zone, sixty percent or more of the products processed must be grown on-site. At the time of the initial application under K.C.C. chapter 6.74, the applicant shall submit a projection of the source of products to be processed;</p> <p>g. At least two stages of production of wine, beer, cider or distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall occur on-site. At least one of the stages of on-site production shall include crushing, fermenting or distilling;</p> <p>h. In the A zone, structures and areas for non-agricultural winery, brewery, distillery facility uses shall be located on portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils. No more than one acre of agricultural land may be converted to a nonagricultural accessory use;</p> <p>i. Tasting and retail sales of products produced on-site may occur only as accessory to the primary winery, brewery, distillery production use and may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall be limited to no more than thirty percent of the aggregated floor area and shall be included in the aggregated floor area limitation in subsection B.12.b. and c. of this section. Incidental retail sales of merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection. Hours of operation for on-site tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;</p> <p>j. Access to the site shall be directly to and from an arterial roadway;</p> <p>k. Off-street parking maximums shall be determined through the conditional use permit process, and should not be more than one hundred fifty percent of the minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030;</p> <p>l. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74;</p> <p>m. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.; and</p> <p>n. The impervious surface associated with the winery, brewery, distillery facility use shall not exceed twenty-five percent of the site, or the maximum impervious surface for the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.</p> <p>29.a. Tasting and retail sales of products produced on-site, and merchandise related to the products produced on-site, may be provided in accordance with state law;</p> <p>b. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and</p>	

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
																																residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; c. For winery, brewery, distillery facility uses that do not require a conditional use permit, off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas. For winery, brewery, distillery facility uses that do require a conditional use permit, off-street parking maximums shall be determined through the conditional use permit process, and off-street parking for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas; d. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; and e. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32. 31.a. Limited to businesses with non-retail brewery and distillery production licenses from the Washington state Liquor and Cannabis board. Wineries and remote tasting rooms for wineries shall not be allowed; b. Tasting and retail sale of products produced on-site and merchandise related to the products produced on-site may be provided in accordance with state law. The area devoted to on-site tasting or retail sales shall not exceed one thousand five hundred square feet; c. Structures and parking areas for brewery and distillery facility uses shall maintain a minimum distance of seventy-five feet from interior property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; d. For brewery and distillery facility uses that do not require a conditional use permit, off-street parking for the tasting and retail areas shall be limited to a maximum of one space per fifty square feet of tasting and retail areas. For brewery and distillery facility uses that do require a conditional use permit, off-street parking maximums shall be determined through the conditional use permit process, and off-street parking for the tasting and retail areas should be limited to a maximum of one space per fifty square feet of tasting and retail areas; e. The business operator shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74; and f. Events may be allowed with an approved temporary use permit under K.C.C. chapter 21A.32.	
*	Materials Processing Facility		P1 3 C	P1 4 C 15	P1 6 C								P	13. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement, and: a. does not include retail sales of processed materials, and b.(1) as accessory to a primary forestry use and at a scale appropriate to process the organic waste generated on the site; or ((b:)) (2) as a continuation of a sawmill or lumber manufacturing use only for that period to complete delivery of products or projects under contract at the end of the sawmill or lumber manufacturing activity. 14. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement, and: a. does not include retail sales of processed materials, and b.(1) as accessory to a primary mineral use and may only process materials generated from on-site or properties within three miles of the site; or ((b:)) (2) as a continuation of a mineral processing use only for that period to complete delivery of products or projects under contract at the end of mineral extraction.	*	Materials Processing Facility		P1 3 C	P1 4 C 15	P1 6 C					P	13. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement, and: a. does not include retail sales of processed materials, and b.(1) as accessory to a primary forestry use and at a scale appropriate to process the organic waste generated on the site; or ((b:)) (2) as a continuation of a sawmill or lumber manufacturing use only for that period to complete delivery of products or projects under contract at the end of the sawmill or lumber manufacturing activity. 14. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement, and: a. does not include retail sales of processed materials; and b.(1) as accessory to a primary mineral use and may only process materials generated from on-site or properties within three miles of the site; or ((b:)) (2) as a continuation of a mineral processing use only for that period to complete delivery of products or projects under contract at the end of mineral extraction. 15. Continuation of a materials processing facility after reclamation in accordance with an approved reclamation plan. 16. Only a site that is ten acres or greater and ((that)) in accordance with the following: a. the site does not use local access streets that abut lots	No substantive change.						

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																									
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker								
														15. Continuation of a materials processing facility after reclamation in accordance with an approved reclamation plan. 16. Only a site that is ten acres or greater and ((that)) in accordance with the following: a. the site does not use local access streets that abut lots developed for residential use; b. the materials processing use meets the requirements of K.C.C. 21A.12.220 and K.C.C. chapter 21A.16; c. the materials processing use obtains and maintains an operational grading permit; d. storage of fill material, as defined in K.C.C. chapter 16.82, does not exceed three thousand cubic yards; e. processed fill material, as defined in K.C.C. chapter 16.82, are primarily from the Rural Area and Natural Resource Lands; and f. Does not include retail sales of processed materials.																			developed for residential use; b. the materials processing use meets the requirements of K.C.C. 21A.12.220 and K.C.C. chapter 21A.16; c. the materials processing use obtains and maintains an operational grading permit; d. storage of fill material, as defined in K.C.C. chapter 16.82, does not exceed three thousand cubic yards; e. processed fill material, as defined in K.C.C. chapter 16.82, are primarily from the rural area and natural resource lands; and f. Does not include retail sales of processed materials.						
22	Textile Mill Products												C		2	Textile Mill Products																No substantive change.							
23	Apparel and other Textile Products										C		P		2	Apparel and other Textile Products											C		P			No substantive change.							
24	Wood Products, except furniture	P4 P 18	P4 P 18 ((C 5))		P4 P 18 ((C 5))	P4					C 6		P	4. Limited to rough milling and planing of products grown on-site with portable equipment. 5. ((Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the minimum site area is four and one-half acres.)) Repealed. 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills). 18. Limited to: a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork, as follows: (1) If using lumber or timber grown off-site, the minimum site area is four and one-half acres; and (2) In the A and RA zones: (a) The facility shall be limited to an annual production of no more than one hundred fifty thousand board feet; (((3))) (b) Structures housing equipment used in the operation shall be located at least one-hundred feet from adjacent properties with residential or rural area zoning; (((4))) (c) Deliveries and customer visits shall be limited to ((the hours of)) 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; (((5))) (d) In the RA zone, the facility's driveway shall have adequate entering sight distance required by the 2007 King County Road Design and Construction Standards. An adequate turn around shall be provided on-site to prevent vehicles from backing out on to the roadway that the driveway accesses; and (((6))) (e) Outside lighting is limited to avoid off-site glare; and b. SIC Industry No. 2411-Logging.	2	4	Wood Products, except furniture	P4 P 18	P4 P 18 ((C 5))																C 6		P	4. Limited to rough milling and planing of products grown on-site with portable equipment. 5. ((Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the minimum site area is four and one-half acres.)) Repealed. 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills). 18. Limited to: a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork, as follows: (1) If using lumber or timber grown off-site, the minimum site area is four and one-half acres; and (2) In the A and RA zones: (a) The facility shall be limited to an annual production of no more than one hundred fifty thousand board feet; (((3))) (b) Structures housing equipment used in the operation shall be located at least one-hundred feet from adjacent properties with residential or rural area zoning; (((4))) (c) Deliveries and customer visits shall be limited to ((the hours of)) 8:00 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; (((5))) (d) In the RA zone, the facility's driveway shall have adequate entering sight distance required by the 2007 King County Road Design and Construction Standards. An adequate turn around shall be provided on-site to prevent vehicles from backing out on to the roadway that the driveway accesses; and (((6))) (e) Outside lighting is limited to avoid off-site glare; and b. SIC Industry No. 2411-Logging.	
25	Furniture and Fixtures		P 19		P 19								P	19. Limited to manufacture of custom made wood furniture or cabinets.	2	5	Furniture and Fixtures		P 19									C		P		No substantive changes							
26	Paper and Allied												C		2	6	Paper and Allied Products													C		No substantive changes							

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																																								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker																							
	Products																																																					
27	Printing and Publishing								P7	P7	P7	P7	P7	P	7. Limited to photocopying and printing services offered to the general public.	27	Printing and Publishing									P7	P7	P7	P7	P7	P																							
*	((Marijuana)) Cannabis Processor	P20			P27					P21	P21	P22	P22		<p>20.a. Only allowed on lots of at least four and one-half acres;</p> <p>b. Only as an accessory use to a Washington state Liquor ((Control)) and Cannabis Board licensed ((marijuana)) cannabis production facility on the same lot;</p> <p>c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;</p> <p>d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and</p> <p>e. Accessory ((marijuana)) cannabis processing uses allowed under this section are subject to all limitations applicable to ((marijuana)) cannabis production uses under K.C.C. 21A.08.090.</p> <p>21.a. Only in the CB and RB zones located outside the urban growth area;</p> <p>b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;</p> <p>c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site;</p> <p>d. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of two thousand square feet; and</p> <p>e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every ((marijuana)) cannabis-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((set forth)) required in subsection B.22. of this section.</p> <p>22.a. Only in the CB and RB zones located outside the urban growth area;</p> <p>b. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of thirty thousand square feet;</p> <p>c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; and</p> <p>d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site.</p> <p>27.a. ((Marijuana)) Cannabis processors in all RA</p>	*	((Marijuana)) Cannabis Processor	P20						P27	P27	P22	P22		<p>20.a. Only allowed on lots of at least four and one-half acres;</p> <p>b. Only as an accessory use to a Washington state Liquor ((Control)) and Cannabis Board licensed ((marijuana)) cannabis production facility on the same lot;</p> <p>c. With a lighting plan, only if required by K.C.C. 21A.12.220.H.;</p> <p>d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and</p> <p>e. Accessory ((marijuana)) cannabis processing uses allowed under this section are subject to all limitations applicable to ((marijuana)) cannabis production uses under K.C.C. 21A.08.090.</p> <p>21.a. Only in the CB and RB zones located outside the urban ((growth)) area;</p> <p>b. With a lighting plan, only if required by K.C.C. 21A.12.220.H.;</p> <p>c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site;</p> <p>d. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of two thousand square feet; and</p> <p>e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every ((marijuana)) cannabis-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((set forth)) required in subsection B.22. of this section.</p> <p>22.a. Only in the CB and RB zones located outside the urban ((growth)) area;</p> <p>b. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of thirty thousand square feet;</p> <p>c. With a lighting plan, only if required by K.C.C. 21A.12.220.H.; and</p> <p>d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site.</p> <p>25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.H.;</p> <p>b. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and</p> <p>c. Per lot, limited to a maximum aggregate total of two thousand square feet of gross floor area devoted to, and in support of, the processing of ((marijuana)) cannabis together with</p>																									No substantive changes



PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														zoned areas except for Vashon-Maury Island, that do not require a conditional use permit issued by King County, that receive a Washington state Liquor and Cannabis Board license business ((marijuana)) before October 1, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application process, shall be considered nonconforming as to subsection B.27.e. of this section, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses; b. Only with a lighting plan that complies with K.C.C. 21A.12.220.G.; c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; d. Only allowed on lots of at least four and on-half acres on Vashon-Maury Island; e. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres, except on Vashon-Maury Island; f. Only as an accessory use to a Washington state Liquor Cannabis Board licensed ((marijuana)) cannabis production facility on the same lot; and g. Accessory ((marijuana)) cannabis processing uses allowed under this section are subject to all limitations applicable to ((marijuana)) cannabis production uses under K.C.C. 21A.08.090.																									any separately authorized production of ((marijuana)) cannabis. 26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.H.; b. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and c. Per lot, limited to a maximum aggregate total of thirty thousand square feet of gross floor area devoted to, and in support of, the processing of ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis.	
*	((Marijuana)) Cannabis Processor II								P	P	P	P	P	23.a. Only in the CB and RB zones located inside the urban growth area; b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; d. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of two thousand square feet; and e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every ((marijuana)) cannabis-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((set forth)) required in subsection B.24. of this section. 24.a. Only in the CB and RB zones located inside the urban growth area; b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before	*	((Marijuana)) Cannabis Processor II															P2	P2	P2	P2	23.a. Only in the CB and RB zones located inside the urban ((growth)) area, <u>except the White Center unincorporated activity center</u> ; b. With a lighting plan, only if required by K.C.C. 21A.12.220.H.; c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; d. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of two thousand square feet; and e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every ((marijuana)) cannabis-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((set forth)) required in subsection B.24. of this section. 24.a. Only in the CB and RB zones located inside the urban ((growth)) area, <u>except the White Center unincorporated activity center</u> ; b. With a lighting plan, only if required by K.C.C. 21A.12.220.H.; c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and d. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis	No substantive changes				

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																										
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														<p>((marijuana)) cannabis products are imported onto the site; and</p> <p>d. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, processing ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of thirty thousand square feet.</p> <p>25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;</p> <p>b. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and</p> <p>c. Per lot, limited to a maximum aggregate total of two thousand square feet of gross floor area devoted to, and in support of, the processing of ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis.</p> <p>26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;</p> <p>b. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and</p> <p>c. Per lot, limited to a maximum aggregate total of thirty thousand square feet of gross floor area devoted to, and in support of, the processing of ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis.</p>																									<p>together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of thirty thousand square feet.</p> <p>25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.H.;</p> <p>b. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and</p> <p>c. Per lot, limited to a maximum aggregate total of two thousand square feet of gross floor area devoted to, and in support of, the processing of ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis.</p> <p>26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.H.;</p> <p>b. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and</p> <p>c. Per lot, limited to a maximum aggregate total of thirty thousand square feet of gross floor area devoted to, and in support of, the processing of ((marijuana)) cannabis together with any separately authorized production of ((marijuana)) cannabis.</p>	
28	Chemicals and Allied Products												C		28	Chemicals and Allied Products													C		No substantive change									
2911	Petroleum Refining and Related Industries												C		2911	Petroleum Refining and Related Industries													C		No substantive change									
30	Rubber and Misc. Plastics Products												C		30	Rubber and Misc. Plastics Products													C		No substantive change									
31	Leather and Leather Goods										C		P33C	33. <u>Except leather tanning and finishing.</u>	31	Leather and Leather Goods											C	P33C	33. <u>Except leather tanning and finishing.</u>	No substantive change										
32	Stone, Clay, Glass, and Concrete Products									P6	P9		P	6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and No. 2431-Millwork, (excluding planing mills). 9. Only within enclosed buildings.	32	Stone, Clay, Glass, and Concrete Products										P(6)9	P9	P	9. Only within enclosed buildings.	No substantive change. Clarifying/corrections made in Committee version.										
33	Primary Metal Industries												C		33	Primary Metal Industries												C		No substantive change										

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
	s																															
34	Fabricated Metal Products												P		34	Fabricated Metal Products													P		No substantive change	
35	Industrial and Commercial Machinery												P		35	Industrial and Commercial Machinery													P		No substantive change	
351-55	Heavy Machinery and Equipment												C		351-55	Heavy Machinery and Equipment													C		No substantive change	
357	Computer and Office Equipment										C	C	P		357	Computer and Office Equipment												C	C	P		No substantive change
36	Electronic and other Electric Equipment										C		P		36	Electronic and other Electric Equipment												C		P		No substantive change
371	Motor Vehicles and Motor Vehicle Equipment												C		371	Motor Vehicles and Motor Vehicle Equipment													C		No substantive change	
374	Railroad Equipment												C		374	Railroad Equipment													C		No substantive change	
375	Motorcycles, Bicycles, and Parts												P34C	34. Except gasoline powered motorcycles.	375	Motorcycles, Bicycles, and Parts													P34C		No substantive change	
376	Guided Missile and Space Vehicle Parts												C		376	Guided Missile and Space Vehicle Parts													C		No substantive change	
379	Miscellaneous Transportation Vehicles												C		379	Miscellaneous Transportation Vehicles													C		No substantive change	
38	Measuring and Controlling Instruments										C	C	P		38	Measuring and Controlling Instruments												C	C	P		No substantive change
39	Miscellaneous Light Manufacturing										C		P		39	Miscellaneous Light Manufacturing												C		P		No substantive change
(*)	Motor Vehicle and Bicycle Manufacturing												E)		(*)	Motor Vehicle and Bicycle Manufacturing													E))		No substantive change	
*	Aircraft,												P1	10. Limited to boat building of craft not exceeding	* Aircraft,													P	10. Limited to boat building of craft not exceeding forty-eight feet	No substantive		

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																												
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker											
	Ship, and Boat Building												0 C	forty-eight feet in length.		Ship, and Boat Building												10 C	in length.	change												
7534	Tire Retreading												P		7534	Tire Retreading												C	P		No substantive change											
781-82	Movie Production/Distribution												P		781-82	Movie Production/Distribution												P	P		No substantive change											
<b>SIC #</b>	<b>SPECIFIC LAND USE</b>	<b>A</b>	<b>F</b>	<b>M</b>	<b>RA</b>	<b>UR</b>	<b>R1-8</b>	<b>R12-48</b>	<b>NB</b>	<b>CB</b>	<b>RB</b>	<b>O</b>	<b>I</b>		<b>SIC #</b>	<b>SPECIFIC LAND USE</b>	<b>A</b>	<b>F</b>	<b>M</b>	<b>RA</b>	<b>UR</b>	<b>R-1</b>	<b>(R-1-8)</b>	<b>R-4-8</b>	<b>NB</b>	<b>CB</b>	<b>RB</b>	<b>O</b>	<b>I</b>													
12	Coal Mining														12	Coal Mining															No substantive change.											
13	Oil and Gas Extraction														13	Oil and Gas Extraction															No substantive change.											
	<b>AGRICULTURE:</b>															<b>AGRICULTURE:</b>																										
01	Growing and Harvesting Crops	P	P		P	P	P	P	P	P	P	P	P	29.a. Either as a permitted use or an accessory use, if: (1) An accessory use does not exceed four thousand square feet; and (2) In the R-1 zone, on properties with existing tree clearing on at least seventy-five percent of the property; b. A sufficient water supply shall be available to support cultivation practices on site; c. The site shall be designed and maintained to prevent water and fertilizer runoff onto adjacent properties; d. Compost materials shall be stored at least twenty feet from interior lot lines and in a manner that minimizes odors and is not visible from adjacent properties; e. A farm management plan is required; f. Raising livestock and small animals is not permitted; and g. In the R-1 through R-48 zones: (1) Only mechanical equipment designed for household use may be used; (2) Retail sales and all other public use shall begin no earlier than 7:00 a.m. and end by 7:00 p.m.; (3) Commercial deliveries and pickups are limited to one per day. On-site sales are not considered commercial pickups; (4) No more than two motor vehicles, each with a gross vehicle weight of ten thousand pounds or less; (5) One identification sign is permitted, not exceeding sixty-four square inches in area; (6) Structures accessory to agricultural activities shall be limited to raised garden beds, greenhouses, hoop houses, storage sheds, cold frames, and rain barrel systems; and (7) On a lot with no principal structure: (a) The total gross floor area of all structures may not exceed one thousand square feet; (b) Structures may not exceed twelve feet in	01	Growing and Harvesting Crop	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	30.a. Permitted as a primary use or an accessory use, except in accordance with subsection B.30.g. of this section. b. A sufficient water supply shall be available to support cultivation practices on-site; c. The site shall be designed and maintained to prevent water and fertilizer runoff onto adjacent properties; d. Compost materials shall be stored at least twenty feet from interior lot lines and in a manner that minimizes odors and is not visible from adjacent properties; e. Raising livestock and small animals, animal mortality management, and on-site animal waste storage, disposal, and processing is not allowed; and f. In the R-1 through R-48 zones: (1) The total lot area devoted to the use shall not exceed four thousand square feet. (2) Structures used for agricultural activities: (a) shall not exceed one thousand square feet in gross floor area per lot; (b) shall not exceed twelve feet in height, including any pitched roof; (c) shall be limited to raised garden beds, greenhouses, hoop houses, storage sheds, cold frames, and rain barrel systems; and (d) are also subject to the development standards that would apply to an accessory structure in the zone, if the use is accessory. (3) Only mechanical equipment designed for household use may be used; (4) Retail sales and all other public use shall begin no earlier than 8:00 a.m. and end by 7:00 p.m.; (5) Commercial deliveries and pickups are limited to one per day. On-site sales are not considered commercial pickups; (6) No more than two motor vehicles dedicated to the use shall be stored on-site, each with a gross vehicle weight of ten thousand pounds or less; (7) One identification sign is allowed, not exceeding one-hundred square inches in area; g. A conditional use permit is required on properties twenty acres or more in size in the R-1 zone, or to exceed the limitations of subsection B.29.f. of this section in the R-1 through R-48 zones. Conditional use permits shall not be granted for	Yes, in Committee Version:  Modify the development conditions for urban agriculture, applying to the R, NB, CB, RB, and O zones, to: - Align size limitations between primary and accessory use. - Allow the residential-specific limitations to be exceeded with a CUP, except on lands with an urban separator designation.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker										
														height, including any pitched roof; and (c) Structures are also subject to the development standards that would apply to an accessory structure in the zone.																properties with an urban separator land use designation.											
02	Raising Livestock and Small Animals (6)	P	P		P	P							P	6. Allowed in accordance with K.C.C. chapter 21A.30.	02	Raising Livestock and Small Animals (6)	P	P		P	P								P	6. Allowed in accordance with K.C.C. chapter 21A.30.	No substantive change.										
*	Agricultural Activities	P24C	P24C		P24C	P24C	<u>P29C30</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>		24.a. For activities relating to the processing of crops or livestock for commercial purposes, including associated activities such as warehousing, storage, including refrigeration, and other similar activities and excluding winery, brewery, distillery facility I, II, III and remote tasting room: (1) limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced; (2) in the RA and UR zones, only allowed on sites of at least four and one-half acres; (3)(a) as a permitted use, the floor area devoted to all processing shall not exceed two thousand square feet, unless located in a building designated as an historic resource under K.C.C. chapter 20.62. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve an increase in the processing floor area as follows: up to three thousand five hundred square feet of floor area may be devoted to all processing in the RA zones or on farms less than thirty-five acres located in the A zones or up to seven thousand square feet on farms greater than thirty-five acres in the A zone; and (b) as a permitted use, the floor area devoted to all warehousing, refrigeration, storage, or other similar activities shall not exceed two thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve an increase of up to three thousand five hundred square feet of floor area devoted to all <del>((warehousing))</del> warehousing, storage, including refrigeration, or other similar activities in the RA zones or on farms less than thirty-five acres located in the A zones or up to seven thousand square feet on farms greater than thirty-five acres in the A zone; (4) in the A zone, structures and areas used for processing, warehousing, <del>((refrigeration))</del> refrigeration, storage, and other similar activities shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and (5) structures and areas used for processing, warehousing, storage, including refrigeration, and other similar activities shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62. b. For activities relating to the retail sale of agricultural products, except livestock: (1) sales shall be limited to agricultural products and locally made arts and crafts;	*	Agricultural Activities	P24C	P24C		P24C	P24C	<u>P30C30</u>	<u>P30C30</u>	<u>P30C30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	<u>P30</u>	24.a. For activities relating to the processing of crops or livestock for commercial purposes, including associated activities such as warehousing, storage, including refrigeration, and other similar activities and excluding winery, brewery, distillery facility I, II, III and remote tasting room: (1) limited to agricultural products and sixty percent or more of the products processed <del>((must))</del> shall be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced; (2) in the RA and UR zones, only allowed on sites of at least four and one-half acres; (3)(a) as a permitted use, the floor area devoted to all processing shall not exceed two thousand square feet, unless located in a building designated as an historic resource under K.C.C. chapter 20.62. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve an increase in the processing floor area as follows: up to three thousand five hundred square feet of floor area may be devoted to all processing in the RA zones or on farms less than thirty-five acres located in the A zones or on farms less than thirty-five acres located in the A zone; and (b) as a permitted use, the floor area devoted to all warehousing, refrigeration, storage, or other similar activities shall not exceed two thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve an increase of up to three thousand five hundred square feet of floor area devoted to all <del>((warehousing))</del> warehousing, storage, including refrigeration, or other similar activities in the RA zones or on farms less than thirty-five acres located in the A zones or up to seven thousand square feet on farms greater than thirty-five acres in the A zone; (4) in the A zone, structures and areas used for processing, warehousing, refrigeration, storage, and other similar activities shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and (5) structures and areas used for processing, warehousing, storage, including refrigeration, and other similar activities shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62. b. For activities relating to the retail sale of agricultural products, except livestock: (1) sales shall be limited to agricultural products and locally made arts and crafts; (2) in the RA and UR zones, only allowed on sites at least four and one-half acres; (3) as a permitted use, the covered sales area shall not exceed <del>((two))</del> three thousand five hundred square feet, unless located in a building designated as a historic resource under K.C.C. chapter 20.62. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve an increase of up to <del>((three))</del> five thousand <del>((five</del>	Yes, in Committee Version:  Modify the development conditions for urban agriculture, applying to the R, NB, CB, RB, and O zones, to: - Align size limitations between primary and accessory use. - Allow the residential-specific limitations to be exceeded with a CUP, except on lands with an urban separator designation.



PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																												
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker											
														<p>(2) Retail sales and all other public use shall begin no earlier than 7:00 a.m. and end by 7:00 p.m.;</p> <p>(3) Commercial deliveries and pickups are limited to one per day. On-site sales are not considered commercial pickups;</p> <p>(4) No more than two motor vehicles, each with a gross vehicle weight of ten thousand pounds or less;</p> <p>(5) One identification sign is permitted, not exceeding sixty-four square inches in area;</p> <p>(6) Structures accessory to agricultural activities shall be limited to raised garden beds, greenhouses, hoop houses, storage sheds, cold frames, and rain barrel systems; and</p> <p>(7) On a lot with no principal structure:</p> <p>(a) The total gross floor area of all structures may not exceed one thousand square feet;</p> <p>(b) Structures may not exceed twelve feet in height, including any pitched roof; and</p> <p>(c) Structures are also subject to the development standards that would apply to an accessory structure in the zone.</p> <p>30. Only on properties twenty acres or more in size in the R-1 zone, if:</p> <p>a. On properties with existing tree clearing on at least seventy-five percent of the property;</p> <p>b. A sufficient water supply is available to support cultivation practices on site;</p> <p>c. The site is designed and maintained to prevent water and fertilizer runoff onto adjacent properties;</p> <p>d. Compost materials are stored at least twenty feet from interior lot lines and in a manner that minimizes odors and is not visible from adjacent properties;</p> <p>e. There is an approved farm management plan for the site;</p> <p>f. No raising livestock and small animals are present; and</p> <p>g. Approved by a conditional use permit, with additional conditions, as appropriate, to limit and mitigate impacts on surrounding residential areas.</p>																									<p>hundred square inches in area;</p> <p>g. A conditional use permit is required on properties twenty acres or more in size in the R-1 zone, or to exceed the limitations of subsection B.29.f. of this section in the R-1 through R-48 zones. Conditional use permits shall not be granted for properties with an urban separator land use designation.</p>			
*	Agricultural Support Services	P25 C	P25 C		P26 C	P26 C	P26 C		P27 C	P27 C				<p>25. The department may review and approve establishment of agricultural support services in accordance with the code compliance review process in K.C.C. 21A.42.300 only if:</p> <p>a. project is sited on lands that are unsuitable for direct agricultural production based on size, soil conditions, or other factors and cannot be returned to productivity by drainage maintenance; and</p> <p>b. the proposed use is allowed under any Farmland Preservation Program conservation easement and zoning development standards.</p> <p>26. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve establishment of agricultural support services only if the project site:</p> <p>a. adjoins or is within six hundred sixty feet of the agricultural production district;</p> <p>b. has direct vehicular access to the agricultural production district;</p> <p>c. except for farmworker housing, does not use local access streets that abut lots developed for residential use; and</p> <p>((b-)) d. has a minimum lot size of four and one-half acres.</p> <p>27. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve establishment of agricultural support</p>	*	Agricultural Support Services	P25 C	P25 C		P26 C	P26 C		P27 C	P27 C																	<p>25. The department may review and approve establishment of agricultural support services in accordance with the code compliance review process in K.C.C. 21A.42.300 only if:</p> <p>a. project is sited on lands that are unsuitable for direct agricultural production based on size, soil conditions, or other factors and cannot be returned to productivity by drainage maintenance; and</p> <p>b. the proposed use is allowed under any Farmland Preservation Program conservation easement and zoning development standards.</p> <p>26. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve establishment of agricultural support services only if the project site:</p> <p>a. adjoins or is within six hundred sixty feet of the agricultural production district;</p> <p>b. has direct vehicular access to the agricultural production district;</p> <p>c. except for farmworker housing, does not use local access streets that abut lots developed for residential use; and</p> <p>((b-)) d. has a minimum lot size of four and one-half acres.</p> <p>27. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve establishment of agricultural support services only if the project site:</p> <p>a. is outside the urban ((growth)) area((-));</p> <p>b. adjoins or is within six hundred sixty feet of the agricultural production district((-));</p> <p>c. has direct vehicular access to the agricultural production</p>	No substantive change.

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
														services only if the project site: a. is outside the urban growth area((:)); b. adjoins or is within six hundred sixty feet of the agricultural production district((:)); c. has direct vehicular access to the agricultural production district((:)); d. except for farmworker housing, does not use local access streets that abut lots developed for residential use; and e. has a minimum lot size of four and one-half acres. 28. Only allowed on properties that are outside the urban growth area.																		district((:)); d. except for farmworker housing, does not use local access streets that abut lots developed for residential use; and e. has a minimum lot size of four and one-half acres. 28. Only allowed on properties that are outside the urban ((growth)) area.	
*	((Marijuana)) Cannabis producer	P 15 C 22			P 16 C 17					P 18 C 19	P 18 C 19		P 20 C 21	15. ((Marijuana)) Cannabis production by ((marijuana)) cannabis producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards: a. Only allowed on lots of at least four and one-half acres; b. With a lighting plan, only if required by and that complies with K.C.C. 21A.12.220.G.; c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; d. Production is limited to outdoor, indoor within ((marijuana)) cannabis greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.e. of this section; e. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or ((marijuana)) cannabis greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; f. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board, ((marijuana)) cannabis greenhouses and nondwelling unit structures shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet; and g. If the two-thousand-square-foot-per-lot threshold of plant canopy combined with area used for processing under K.C.C. 21A.08.080 is exceeded, each and every ((marijuana)) cannabis-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((set forth)) required in subsection B.22. of this section. 16. ((Marijuana)) Cannabis production by ((marijuana)) cannabis producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards: a. ((Marijuana)) Cannabis producers in all RA zoned areas except for Vashon-Maury Island, that do not require a conditional use permit issued by King County, that receive a Washington state Liquor and Cannabis Board license business before October 1, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application process,	*	((Marijuana)) Cannabis producer	P 15 C 22					P 16 C 17					P 18 C 19	P 18 C 19	P 20 C2 1	15. ((Marijuana)) Cannabis production by ((marijuana)) cannabis producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards: a. Only allowed on lots of at least four and one-half acres; b. With a lighting plan, only if required by and that complies with K.C.C. 21A.12.220.H.; c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; d. Production is limited to outdoor, indoor within ((marijuana)) cannabis greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.e. of this section; e. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or ((marijuana)) cannabis greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; f. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board, ((marijuana)) cannabis greenhouses and nondwelling unit structures shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet; and g. If the two-thousand-square-foot-per-lot threshold of plant canopy combined with area used for processing under K.C.C. 21A.08.080 is exceeded, each and every ((marijuana)) cannabis-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((set forth)) required in subsection B.22. of this section. 16. ((Marijuana)) Cannabis production by ((marijuana)) cannabis producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards: a. ((Marijuana)) Cannabis producers in all RA zoned areas except for Vashon-Maury Island, that do not require a conditional use permit issued by King County, that receive a Washington state Liquor and Cannabis Board license business before October 1, 2016, and that King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application process, shall be considered nonconforming as to subsection B.16.d. and h. of this section, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses; b. In ((all rural area)) RA zones, only with a lighting plan that complies with K.C.C. 21A.12.220.H.; c. Only allowed on lots of at least four and one-half acres on Vashon-Maury Island; d. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres, except on Vashon-Maury Island; e. Only with documentation that the operator has applied for	No substantive change.		



**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER														Substantive Change? In Committee Version or Full Council Striker				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB		O	I	DEVELOPMENT CONDITION	
														shall be considered nonconforming as to subsection B.16.d. and h. of this section, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses;																		<p>a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((<del>marijuana</del>)) <u>cannabis</u> producers or ((<del>marijuana</del>)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((<del>marijuana</del>)) <u>cannabis</u> products are imported onto the site;</p> <p>f. Production is limited to outdoor, indoor within ((<del>marijuana</del>)) <u>cannabis</u> greenhouses, and within nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.16.g. of this section; and</p> <p>g. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or ((<del>marijuana</del>)) <u>cannabis</u> greenhouse, that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;</p> <p>h. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board and ((<del>marijuana</del>)) <u>cannabis</u> greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of one hundred feet; and a minimum setback of one hundred fifty feet from any existing residence; and</p> <p>i. If the two-thousand-square-foot-per-lot threshold of plant canopy within fenced areas or ((<del>marijuana</del>)) <u>cannabis</u> greenhouses is exceeded, each and every ((<del>marijuana</del>)) <u>cannabis</u>-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((<del>set forth</del>)) <u>required</u> in subsection B.17. of this section.</p> <p>17. ((<del>Marijuana</del>)) <u>Cannabis</u> production by ((<del>marijuana</del>)) <u>cannabis</u> producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards:</p> <p>a. Only allowed on lots of at least four and one-half acres on Vashon-Maury Island;</p> <p>b. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres, except on Vashon-Maury Island;</p> <p>c. In ((<del>all rural area</del>)) <u>RA</u> zones, only with a lighting plan that complies with K.C.C. 21A.12.220.H.;</p> <p>d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((<del>marijuana</del>)) <u>cannabis</u> producers or ((<del>marijuana</del>)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((<del>marijuana</del>)) <u>cannabis</u> products are imported onto the site;</p> <p>e. Production is limited to outdoor and indoor within ((<del>marijuana</del>)) <u>cannabis</u> greenhouses subject to the size limitations in subsection B.17.f. of this section;</p> <p>f. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a fenced area or ((<del>marijuana</del>)) <u>cannabis</u> greenhouse that is no more than ten percent larger than that combined area; and</p> <p>g. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board, and ((<del>marijuana</del>)) <u>cannabis</u> greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of one hundred feet, and a minimum setback of one hundred fifty feet from any existing residence.</p> <p>18.a. Production is <u>not allowed in the White Center unincorporated activity center</u>;</p> <p>b. Production is limited to indoor only;</p> <p>((b))c. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.H.;</p> <p>((e))d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((<del>marijuana</del>)) <u>cannabis</u> producers or ((<del>marijuana</del>)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((<del>marijuana</del>))</p>

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																	
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
																														<p>section;</p> <p>f. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a fenced area or ((marijuana)) <u>cannabis</u> greenhouse that is no more than ten percent larger than that combined area; and</p> <p>g. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board, and ((marijuana)) <u>cannabis</u> greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of one hundred feet, and a minimum setback of one hundred fifty feet from any existing residence.</p> <p>18.a. Production is limited to indoor only;</p> <p>b. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.G.;</p> <p>c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) <u>cannabis</u> producers or ((marijuana)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) <u>cannabis</u> products are imported onto the site; and</p> <p>d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area; and</p> <p>e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every ((marijuana)) <u>cannabis</u>-related entity occupying space in addition to the two-thousand-square foot threshold area on that parcel shall obtain a conditional use permit as ((set-forth)) <u>required</u> in subsection B.19. of this section.</p> <p>19.a. Production is limited to indoor only;</p> <p>b. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.G.;</p> <p>c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) <u>cannabis</u> producers or ((marijuana)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) <u>cannabis</u> products are imported onto the site; and</p> <p>d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.</p> <p>20.a. Production is limited to indoor only;</p> <p>b. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.G.;</p> <p>c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) <u>cannabis</u> producers or ((marijuana)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice</p>	
																														<p><u>cannabis</u> products are imported onto the site; and</p> <p>((d))g. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area; and</p> <p>((e))f. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every ((marijuana)) <u>cannabis</u>-related entity occupying space in addition to the two-thousand-square foot threshold area on that parcel shall obtain a conditional use permit as ((set-forth)) <u>required</u> in subsection B.19. of this section.</p> <p>19.a. Production is <u>not allowed in the White Center unincorporated activity center</u>;</p> <p>b. Production is limited to indoor only;</p> <p>((b))c. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.H.;</p> <p>((e))d. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) <u>cannabis</u> producers or ((marijuana)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) <u>cannabis</u> products are imported onto the site; and</p> <p>((d))e. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.</p> <p>20.a. Production is limited to indoor only;</p> <p>b. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.H.;</p> <p>c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) <u>cannabis</u> producers or ((marijuana)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) <u>cannabis</u> products are imported onto the site;</p> <p>d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area; and</p> <p>e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every ((marijuana)) <u>cannabis</u>-related entity occupying space in addition to the two-thousand-square-foot threshold area on that lot shall obtain a conditional use permit as ((set-forth)) <u>required</u> in subsection B.21. of this section.</p> <p>21.a. Production is limited to indoor only;</p> <p>b. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.H.;</p> <p>c. Only with documentation that the operator has applied for a Puget Sound Clean Air Agency Notice of Construction Permit. All department permits issued to either ((marijuana)) <u>cannabis</u> producers or ((marijuana)) <u>cannabis</u> processors, or both, shall require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before ((marijuana)) <u>cannabis</u> products are imported onto the site; and</p> <p>d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.</p> <p>22. ((Marijuana)) <u>Cannabis</u> production by ((marijuana)) <u>cannabis</u> producers licensed by the Washington state Liquor and Cannabis Board is subject to the following standards:</p> <p>a. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.H.;</p>	



PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																													
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker												
														with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of ten thousand square feet, and shall be located within a fenced area or marijuana ((marijuana)) <u>cannabis</u> that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; and g. Outdoor production area fencing as required by the Washington state Liquor and Cannabis Board, ((marijuana)) <u>cannabis</u> greenhouses and nondwelling unit structures shall maintain a minimum street setback of fifty feet and a minimum interior setback of one hundred feet, and a minimum setback of one hundred fifty feet from any existing residence.																													
*	Agriculture Training Facility	C10												10. Agriculture training facilities are allowed only as an accessory to existing agricultural uses and are subject to the following conditions: a. The impervious surface associated with the agriculture training facilities shall comprise not more than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040; b. New or the expansion of existing structures, or other site improvements, shall not be located on class 1, 2, or 3 soils; c. The director may require reuse of surplus structures to the maximum extent practical; d. The director may require the clustering of new structures with existing structures; e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones; f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community; g. New sewers shall not be extended to the site; h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads; i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32; j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site; k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.	*	Agriculture Training Facility	C10																									10. Agriculture training facilities are allowed only as an accessory to existing agricultural uses and are subject to the following conditions: a. The impervious surface associated with the agriculture training facilities shall comprise not more than ten percent of the allowable impervious surface ((permitted)) <u>allowed</u> under K.C.C. 21A.12.040; b. New or the expansion of existing structures, or other site improvements, shall not be located on class 1, 2, or 3 soils; c. The director may require reuse of surplus structures to the maximum extent practical; d. The director may require ((the clustering of)) new structures ((with)) <u>to be sited near</u> existing structures; e. New structures or other site improvements shall be set back a minimum distance of seventy-five feet from property lines adjoining ((rural area and residential)) <u>RA, UR, and R</u> zones; f. Bulk and design of structures shall be compatible with the architectural style of the surrounding agricultural community; g. New sewers shall not be extended to the site; h. Traffic generated shall not impede the safe and efficient movement of agricultural vehicles, nor shall it require capacity improvements to rural roads; i. Agriculture training facilities may be used to provide educational services to the surrounding rural/agricultural community or for community events. Property owners may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32; j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on-site; k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.	No substantive change.
*	Agriculture-related special needs camp	P12												12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.  (1) passive recreation; (2) training of individuals who will work at the camp; (3) special events for families of the campers;	*	Agriculture-related special needs camp	P12																		12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are ((permitted)) <u>allowed</u> . (1) passive recreation; (2) training of individuals who will work at the camp; (3) special events for families of the campers; and (4) agriculture education for youth. b. Outside the camp center, as provided for in subsection B.12.e. of this section, camp activities shall not preclude the use	No substantive change.							



PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																												
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker											
														rooms, shall be of a scale to serve overnight camp users; m. Landscaping equivalent to a type III landscaping screen, as provided for in K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures and site improvements located within two hundred feet of an adjacent rural area and residential zoned property not associated with the camp; n. New sewers shall not be extended to the site; o. The total number of persons staying overnight shall not exceed three hundred; p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period; q. Traffic generated by camp activities shall not impede the safe and efficient movement of agricultural vehicles nor shall it require capacity improvements to rural roads; r. If the site is adjacent to an arterial roadway, access to the site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe; s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts; t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel or the families of campers. Camp personnel may use motor vehicles for the operation and maintenance of the facility. Client-specific motorized personal mobility devices are allowed; and u. Lights to illuminate the camp or its structures shall be arranged to reflect the light away from any adjacent property.																											site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe; s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts; t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel, or the families of campers. Camp personnel may use motor vehicles for the operation and maintenance of the facility. Client-specific motorized personal mobility devices are allowed; and u. Lights to illuminate the camp or its structures shall be arranged to reflect the light away from any adjacent property.	
*	Agricultural Anaerobic Digester	P13												13. Limited to digester receiving plant and animal and other organic waste from agricultural activities, and including electrical generation, as follows: a. the digester must be included as part of a Washington state Department of Agriculture approved dairy nutrient plan; b. the digester must process at least seventy percent livestock manure or other agricultural organic material from farms in the vicinity, by volume; c. imported organic waste-derived material, such as food processing waste, may be processed in the digester for the purpose of increasing methane gas production for beneficial use, but not shall exceed thirty percent of volume processed by the digester; and d. the use must be accessory to an operating dairy or livestock operation.	*	Anaerobic Digester	P13	C		P13	C31	C31	C31	C31	C31	C31	C	C	C	C								13. Limited to digester receiving plant ((and)), animal ((and)), or other organic waste from agricultural activities, and including electrical generation, as follows: a. the digester ((must)) shall be included as part of a Washington state Department of Agriculture approved dairy nutrient plan; b. the digester ((must)) shall process at least seventy percent livestock manure or other agricultural organic material from farms in the vicinity, by volume; c. imported organic waste-derived material, such as food processing waste, may be processed in the digester for the purpose of increasing methane gas production for beneficial use, but ((not)) shall not exceed thirty percent of volume processed by the digester; and d. the use ((must)) shall be accessory to an operating dairy or livestock operation. <u>31. Digester shall be limited to processing of waste generated on-site only.</u>	Yes, in Committee version: Add a new definition for "anaerobic digester" to replace "agricultural anaerobic digester. Allow this use: -- In the A and RA zones as a permitted use with development conditions limiting the type of waste and as an accessory use to a dairy or livestock use. Allowed with a CUP if these limitations cannot be met. --In the F, M, NB, CB, RB, O, and I zones with a CUP. --In the R and UR zones with a CUP and with development conditions limiting the use for waste generated on-site.			

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
																																Full Council striker: Remove allowance in the M zone. Add development condition limiting the use for waste generated on-site to NB and CB zones.	
	<b>FORESTRY:</b>																																
08	Growing ((&)) and Harvesting Forest Production	P	P	P7	P	P	P						P	7. Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.	08	Growing ((&)) and Harvesting Forest Production	P	P	P7	P	P	P	P						P	7. Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.	No substantive change.		
*	Forest Research		P		P	P							P2	2. Only forest research conducted within an enclosed building.	*	Forest Research		P		P	P							P2	P	2. Only forest research conducted within an enclosed building.	No substantive change.		
	<b>FISH AND WILDLIFE MANAGEMENT:</b>																																
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P	1. May be further subject to K.C.C. chapter 21A.25.	0921	Hatchery/Fish Preserve (1)	P	P		P	P	C	C					P	1. May be further subject to K.C.C. chapter 21A.25.	No substantive change.			
0273	Aquaculture (1)	P	P		P	P	C						P	1. May be further subject to K.C.C. chapter 21A.25.	0273	Aquaculture (1)	P	P		P	P	C	C					P	1. May be further subject to K.C.C. chapter 21A.25.	No substantive change.			
*	Wildlife Shelters	P	P		P	P									*	Wildlife Shelters	P	P		P	P											No substantive change.	
	<b>MINERAL:</b>																																
10, 14	Mineral Extraction and Processing		P9C	P11C										9. Limited to mineral extraction and processing: a. on a lot or group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement; b. that are located greater than one-quarter mile from an established residence; and c. that do not use local access streets that abut lots developed for residential use. 11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.	10, 14	Mineral Extraction and Processing		P9C	P11C										9. Limited to mineral extraction and processing: a. on a lot or group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement; b. that are located greater than one-quarter mile from an established residence; and c. that do not use local access streets that abut lots developed for residential use. 11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.	No substantive change.			
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P811C	P811C									P	8. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement: a. as accessory to a primary mineral extraction use; b. as a continuation of a mineral processing only for that period to complete delivery of products or projects under contract at the end of a mineral extraction; or c. for a public works project under a temporary grading permit issued in accordance with K.C.C. 16.82.152. 11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.	2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P811C	P811C								P	8. Only on the same lot or same group of lots under common ownership or documented legal control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an easement: a. as accessory to a primary mineral extraction use; or b. as a continuation of a mineral processing only for that period to complete delivery of products or projects under contract at the end of a mineral extraction (or for a public works project under a temporary grading permit issued in accordance with K.C.C. 16.82.152)). 11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.	No substantive change.				
	<b>ACCESS</b>																																

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																			
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker		
	<b>ORY USES:</b>															<b>RY USES:</b>																	
*	Resource Accessory Uses	P3 P2 3	P4	P5	P3	P3								P4		Resource Accessory Uses	P3 P 23 P 29	P4 P 29	P5 P 29	P3 P 29	P3 P 29									P4 P 29	3. Farm residences in accordance with K.C.C. 21A.08.030. 4. Excluding housing for agricultural workers. 5. Limited to either maintenance or storage facilities, or both, in conjunction with mineral extraction or processing operation. 23. The storage and processing of ((non-manufactured)) nonmanufactured source separated organic waste that originates from agricultural operations and that does not originate from the site, if: a. agricultural is the primary use of the site; b. the storage and processing are in accordance with best management practices included in an approved farm plan; and c. except for areas used for manure storage, the areas used for storage and processing do not exceed three acres and ten percent of the site.	No substantive change. Other changes made by another ordinance.	
*	Farm Worker Housing	P1 4			P1 4											Permanent Farm Worker Housing	P1 4b				P1 4b											14. Farm worker housing. Either: a. Temporary farm worker housing subject to the following conditions: (1) The housing must be licensed by the Washington state Department of Health under chapter 70.114A RCW and chapter 246-358 WAC; (2) Water supply and sewage disposal systems must be approved by ((the Seattle King County department of)) public health – Seattle & King County; (3) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed and should not be located in the floodplain or in a critical area or critical area buffer; and (4) The property owner shall file with the department of executive services, records and licensing services division, a notice approved by the department identifying the housing as temporary farm worker housing and that the housing shall be occupied only by agricultural employees and their families while employed by the owner or operator or on a nearby farm. The notice shall run with the land; or b. Housing for agricultural employees who are employed by the owner or operator of the farm year-round as follows: (1) Not more than: (a) one agricultural employee dwelling unit on a site less than twenty acres; (b) two agricultural employee dwelling units on a site of at least twenty acres and less than fifty acres; (c) three agricultural employee dwelling units on a site of at least fifty acres and less than one-hundred acres; and (d) four agricultural employee dwelling units on a site of at least one-hundred acres, and one additional agricultural employee dwelling unit for each additional one hundred acres thereafter; (2) If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units shall be removed; (3) The applicant shall file with the department	Yes  Full Council striker: Temporary farm worker housing moved up to a primary use in the resource table to clarify that it need not be accessory to a farm use on the same site, consistent with the language in DC 14.a.(4).  Full Council striker: Modifies DC 14 to allow temporary farm worker housing when it falls under the threshold for state licensing.



PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker							
														of executive services, records and licensing services division, a notice approved by the department that identifies the agricultural employee dwelling units as accessory and that the dwelling units shall only be occupied by agricultural employees who are employed by the owner or operator year-round. The notice shall run with the land. The applicant shall submit to the department proof that the notice was filed with the department of executive services, records and licensing services division, before the department approves any permit for the construction of agricultural employee dwelling units; (4) An agricultural employee dwelling unit shall not exceed a floor area of one thousand square feet and may be occupied by no more than eight unrelated agricultural employees; (5) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed; (6) One off-street parking space shall be provided for each agricultural employee dwelling unit; and (7) The agricultural employee dwelling units shall be constructed in compliance with K.C.C. Title 16.																							services, records and licensing services division, before the department approves any permit for the construction of agricultural employee dwelling units; (4) An agricultural employee dwelling unit shall not exceed a floor area of one thousand square feet and may be occupied by no more than eight unrelated agricultural employees; (5) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed; (6) One off-street parking space shall be provided for each agricultural employee dwelling unit; and (7) The agricultural employee dwelling units shall be constructed in compliance with K.C.C. Title 16.	
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)	15. For I-zoned sites located outside the urban growth area designated by the King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C. 21A.08.100.A., except for ((waste water)) wastewater treatment facilities and racetracks, shall be prohibited. All other uses, including ((waste water)) wastewater treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. ((chapter 21A.12)) 21A.14.280.	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	((R-1-8)) R-4 R-8	R-12-48	NB	CB	RB	O	I (15)	15. For I-zoned sites located outside the urban ((growth)) area ((designated by the King County Comprehensive Plan)), uses shown as a conditional or special use in K.C.C. 21A.08.100.A., except for ((waste water)) wastewater treatment facilities and racetracks, shall be prohibited. All other uses, including ((waste water)) wastewater treatment facilities, shall be subject to the provisions for rural industrial uses in K.C.C. ((chapter 21A.12)) 21A.14.280.	No substantive change.							
*	Jail						S	S	S	S	S	S	S		*	Jail						S	S	S	S	S	S	S	S			No substantive change.						
*	Jail Farm/Camp	S	S		S	S									*	Jail Farm/Camp	S	S		S	S											No substantive change.						
*	Work Release Facility				S19	S19	S	S	S	S	S	S		19. Limited to work release facilities associated with natural resource-based activities.	*	Work Release Facility				S19	S19	S	S	S	S	S	S	S		19. Limited to work release facilities associated with natural resource-based activities.	No substantive change.							
*	Public Agency Animal Control Facility		S		S	S					S		P		*	Public Agency Animal Control Facility		S		S	S					S		P			No substantive change.							
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4	3. Except weapons armories and outdoor shooting ranges. 4. Except outdoor shooting range.	*	Public Agency Training Facility		S		S3						S3	S3	S3	C4	3. Except weapons armories and outdoor shooting ranges. 4. Except outdoor shooting range.	No substantive change.							
*	Hydroelectric Generation Facility		C14S		C14S	C14S								14. Limited to facilities that comply with the following: a. Any new diversion structure shall not: (1) exceed a height of eight feet as measured from the streambed; or (2) impound more than three surface acres of water at the normal maximum surface level; b. There shall be no active storage; c. The maximum water surface area at any existing dam or diversion shall not be increased; d. An exceedance flow of no greater than fifty percent in mainstream reach shall be maintained; e. Any transmission line shall ((be limited to a)) <u>comply with the following</u> : (1) ((right-of-way)) <u>be limited to right of way of five miles or less; ((and))</u> (2) <u>be limited to capacity of two hundred thirty</u>	*	Hydroelectric Generation Facility		C14S14b		C14S14b	C14S14b	C14S14b	C14S14b														14.a. Limited to facilities that comply with the following: ((a-)) (1) Any new diversion structure shall not: (((1)) a) exceed a height of eight feet as measured from the streambed; or (((2)) b) impound more than three surface acres of water at the normal maximum surface level; ((b-)) (2) There shall be no active storage; ((e-)) (3) The maximum water surface area at any existing dam or diversion shall not be increased; ((d-)) (4) An exceedance flow of no greater than fifty percent in mainstream reach shall be maintained; ((e-)) (5) Any transmission line shall ((be limited to a)) <u>comply with the following</u> : (((1)) (a) <u>be limited to</u> right-of-way of five miles or less; and (((2)) (b) <u>be limited to</u> capacity of two hundred thirty KV or less; ((f-)) (6) Any new, permanent access road shall be limited to	Yes  Committee Version: Changed to apply equity impact review to all hydroelectric generation facilities, not just those involving addition, expansion, or upgrade of electric lines.  Committee version: Types of applicable

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker			
														KV or less; and (3) as part of an application for an addition, expansion, or upgrade of electric transmission and distribution lines, the applicant shall submit an equity impact review of the proposal using tools developed by the office of equity and racial and social justice. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval; f. Any new, permanent access road shall be limited to five miles or less; and g. The facility shall only be located above any portion of the stream used by anadromous fish.																	five miles or less; and (g-) (Z) The facility shall only be located above any portion of the stream used by anadromous fish. b. The applicant shall submit an equity impact review of the proposal using tools developed by the office of equity and racial and social justice. Until these tools have been developed and made publicly available by that office, the equity impact review is not required. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval.	development proposals the equity impact review applies to aligned between the various uses.  Full Council striker: Changed to state that an equity impact review for hydroelectric generation facilities is only required once the Office of Equity and Racial and Social Justice develops the tool to do so.		
*	Search and Rescue Facility				C3 0 S3 0									30.a. For all search and rescue facilities: (1) the minimum lot size is four and one half acres; (2) structures and parking areas for search and rescue facilities shall maintain a minimum distance of seventy-five feet from interior lot lines that adjoin rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; (3) use of the search and rescue facility is limited to activities directly relating to the search and rescue organization, except that the facility may be used by law enforcement and other public emergency responders for training and operations related to search and rescue activities; and (4) the applicant must demonstrate the absence of existing search and rescue facilities that are adequate to conduct search and rescue operations in the rural area. b. A special use permit is required when helicopter fueling, maintenance, or storage is proposed.	*	Search and Rescue Facility					C 31 S3 1												31.a. For all search and rescue facilities: (1) the minimum lot size is four and one half acres; (2) structures and parking areas for search and rescue facilities shall maintain a minimum distance of seventy-five feet from interior lot lines that adjoin ((rural-area-and-residential)) RA, UR, and R zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62; (3) use of the search and rescue facility is limited to activities directly relating to the search and rescue organization, except that the facility may be used by law enforcement and other public emergency responders for training and operations related to search and rescue activities; and (4) the applicant ((must)) shall demonstrate the absence of existing search and rescue facilities that are adequate to conduct search and rescue operations in the rural area. b. A special use permit is required when helicopter fueling, maintenance, or storage is proposed.	No substantive change.
*	Non-hydroelectric Generation Facility	C1 2 S2 9	C 12 S2 9	C 12 S2 8	C1 2 S2 9	C1 2 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	P1 2 S2 9	12. Limited to gas extraction as an accessory use to a waste management process, such as wastewater treatment, landfill waste management, livestock manure, and composting processes. 29.a. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. b. As part of permit application submittal for non-hydroelectric generation facilities, the applicant shall submit the following documentation: (1) an inventory of similar existing facilities in King County and neighboring counties, including their locations and capacities; (2) a report demonstrating that the facility would serve a significant portion of the county, metropolitan region or is part of a statewide or national system; (3) a forecast of the future needs for the facility; (4) an ((analysis of the potential social and economic impacts and benefits to jurisdictions and local communities receiving or surrounding the facility)) equity impact review of the proposal using tools developed by the office of equity and racial and social justice. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval; (5) an analysis of alternatives to the facility, including location, conservation, demand management, and other strategies;	*	Nonhydroelectric Generation Facility	C 12 S2 9	C 12 S2 9	C 12 S2 8	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	C 12 S2 9	P1 2 S2 9	12.a. Limited to gas extraction as an accessory use to a waste management process, such as wastewater treatment, landfill waste management, livestock manure, and composting processes, and excluding anaerobic digesters. b. an equity impact review of the proposal using tools developed by the office of equity and racial and social justice. Until these tools have been developed and made publicly available by that office, the equity impact review is not required. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval. 29.a. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. b. As part of permit application submittal for nonhydroelectric generation facilities, the applicant shall submit the following documentation: (1) an inventory of similar existing facilities in King County and neighboring counties, including their locations and capacities; (2) a report demonstrating that the facility would serve a significant portion of the county, metropolitan region, or is part of a statewide or national system; (3) a forecast of the future needs for the facility; (4) an ((analysis of the potential social and economic impacts and benefits to jurisdictions and local communities receiving or surrounding the facility)) equity impact review of the proposal using tools developed by the office of equity and racial and social justice. Until these tools have been developed and	Yes  Committee Version: Changed to apply equity impact review to all nonhydroelectric generation facilities, not just those requiring an SUP.  Committee version: Types of applicable development proposals the equity impact review applies to aligned between the various uses.  Full Council striker: Changed to state that an equity impact review for nonhydroelectric generation facilities is only required once the Office of			

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																						
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker					
														(6) an analysis of economic and environmental impacts, including mitigation, of any similar existing facilities and of any new site((s)) or sites under consideration as an alternative to expansion of an existing facility; (7) an extensive public involvement strategy ((which)) that strives to effectively engage a wide range of racial, ethnic, cultural, and socioeconomic groups, including communities that are the most impacted; and (8) considered evaluation of any applicable prior review conducted by a public agency, local government or ((stakeholder group)) interested party. c. As part of permit application submittal, a greenhouse gas impact analysis shall be prepared by the applicant. The results of this analysis shall be used to identify and mitigate the impacts of such facilities.																		made publicly available by that office, the equity impact review is not required. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval; (5) an analysis of alternatives to the facility, including location, conservation, demand management, and other strategies; (6) an analysis of economic and environmental impacts, including mitigation, of any similar existing facilities and of any new site or sites under consideration as an alternative to expansion of an existing facility; (7) an extensive public involvement strategy ((which)) that strives to effectively engage a wide range of racial, ethnic, cultural, and socioeconomic groups, including communities that are the most impacted; and (8) considered evaluation of any applicable prior review conducted by a public agency, local government or ((stakeholder group)) interested party; and (9) a greenhouse gas impact analysis prepared by the applicant, the results of which shall be used to identify and mitigate the impacts of such facilities. c. As part of permit application submittal, an applicant shall demonstrate financial responsibility meeting the requirements of K.C.C. chapter 21A.XX. d. Non((-))hydroelectric generation facilities shall be subject to a periodic review meeting the same standards given in K.C.C. 21A.22.050. The financial responsibility required by subsection B.29.c. of this section shall be reviewed as part of the periodic review.	Equity and Racial and Social Justice develops the tool to do so.			
*	Renewable Energy Generation Facility	C28	C28	C	C	C	C	C	C	C	C	C	C	28. Limited to uses that will not convert more than two acres of farmland or forestland, or 2.5 percent of the farmland or forestland, whichever is less.	*	Renewable Energy Generation Facility	C28	C28	C	C	C	C	C	C	C	C	C	C	C	28. Limited to uses that will not convert more than two acres of farmland or forestland, or two and one-half percent of the farmland or forestland, whichever is less.	No substantive change.					
*	Fossil Fuel Facility												S27	27.a. Required for all new, modified, or expanded fossil fuel facilities. Modification or expansion includes, but is not limited to: (1) new uses or fuel types within existing facilities; (2) changes to the type of refining, manufacturing, or processing; (3) changes in the methods or volumes of storage or transport of raw materials or processed products; (4) changes in the location of the facilities on-site; (5) replacement of existing facilities; (6) increases in power or water demands; or (7) increases in production capacity. b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. c. As part of permit application submittal for new, modified, or expanded fossil fuel facilities, the applicant shall submit the following documentation: (1) an inventory of similar existing facilities in King County and neighboring counties, including their locations and capacities; (2) a forecast of the future needs for the facility; (3) an ((analysis of the potential social and economic impacts and benefits to jurisdictions and local communities receiving or surrounding the facility)) equity impact review of the proposal using tools developed by the office of equity and racial and social justice. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval; (4) an analysis of alternatives to the facility,	*	Fossil Fuel Facility																		S27	27.a. Required for all new, modified, or expanded fossil fuel facilities. Modification or expansion includes, but is not limited to: (1) new uses or fuel types within existing facilities; (2) changes to the type of refining, manufacturing, or processing; (3) changes in the methods or volumes of storage or transport of raw materials or processed products; (4) changes in the location of the facilities on-site; (5) replacement of existing facilities; (6) increases in power or water demands; or (7) increases in production capacity. b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035. c. As part of permit application submittal for new, modified, or expanded fossil fuel facilities, the applicant shall submit the following documentation: (1) an inventory of similar existing facilities in King County and neighboring counties, including their locations and capacities; (2) a forecast of the future needs for the facility; (3) an ((analysis of the potential social and economic impacts and benefits to jurisdictions and local communities receiving or surrounding the facility)) equity impact review of the proposal using tools developed by the office of equity and racial and social justice. The results from the equity impact review shall be used to assess equity impacts and opportunities during county permit review and may be used to inform determinations of project approval; (4) an analysis of alternatives to the facility, including location, conservation, demand management, and other strategies; (5) an analysis of economic and environmental impacts,	Yes Committee version: Types of applicable development proposals the equity impact review applies to aligned between the various uses.  Full Council striker: Changed to state that an equity impact review for nonhydroelectric generation facilities is only required once the Office of Equity and Racial and Social Justice develops the tool to do so.

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL													COUNCIL STRIKER																											
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker									
														including location, conservation, demand management, and other strategies; (5) an analysis of economic and environmental impacts, including mitigation, of any similar existing facilities and of any new site((s)) or sites under consideration as an alternative to expansion of an existing facility; (6) an extensive public involvement strategy ((which)) that strives to effectively engage a wide range of racial, ethnic, cultural, and ((socio-economic)) socioeconomic groups, including communities that are the most impacted; and (7) considered evaluation of any applicable prior review conducted by a public agency, local government or ((stakeholder group)) interested party. d. As part of permit application submittal, a greenhouse gas impact analysis shall be prepared by the applicant for all proposals for new, modified, or expanded fossil fuel facilities. The results of this analysis shall be used to identify and mitigate the impacts of such facilities. e. New, modified, or expanded fossil fuel facilities shall: (1) not be located within one thousand feet from any schools, medical care facilities, or places of assembly that have occupancies of greater than one thousand persons; (2) not be located within two hundred fifty feet from a regulated wetland or aquatic area, except when a larger buffer is required under K.C.C. chapter 21A.24, the buffer in K.C.C. chapter 21A.24 shall apply; (3) maintain an interior setback of at least two hundred feet; (4) store fossil fuels completely within enclosed structures, tanks, or similar facilities; and (5) be accessed directly to and from an arterial roadway.																									including mitigation, of any similar existing facilities and of any new site((s)) or sites under consideration as an alternative to expansion of an existing facility; (6) an extensive public involvement strategy that strives to effectively engage a wide range of racial, ethnic, cultural, and socioeconomic groups, including communities that are the most impacted; (7) considered evaluation of any applicable prior review conducted by a public agency, local government, or ((stakeholder group)) interested party; and (8) a greenhouse gas impact analysis prepared by the applicant, the results of which shall be used to identify and mitigate the impacts of such facilities. d. As part of permit application submittal, the applicant shall demonstrate financial responsibility meeting the requirements of K.C.C. chapter 21A.XX. The financial responsibility shall be reviewed as part of the facility's periodic review under K.C.C. 21A.22.050. e. New, modified, or expanded fossil fuel facilities shall: (1) not be located within one thousand feet ((from)) of any schools, medical care facilities, or places of assembly that have occupancies of greater than one thousand persons; (2) not be located within two hundred fifty feet ((from)) of a regulated wetland or aquatic area, except when a larger buffer is required under K.C.C. chapter 21A.24, the buffer in K.C.C. chapter 21A.24 shall apply; (3) maintain an interior setback of at least two hundred feet; (4) store fossil fuels completely within enclosed structures, tanks, or similar facilities; (5) be accessed directly to and from an arterial roadway; and (6) comply with all applicable regulations in K.C.C. chapter 21A.22. f. Proposals shall only be approved when the following conditions are met: (1) the proposed facility can confine or mitigate all operational impacts; (2) the facility can adequately mitigate conflicts with adjacent land uses; (3) the full scope of environmental impacts, including life cycle greenhouse gas emissions and public health, have been evaluated and appropriately conditioned or mitigated as necessary, consistent with the County's substantive State Environmental Policy Act authority; (4) the applicant can comply with applicable federal and state regulations, including the Clean Water Act, Clean Air Act, and Endangered Species Act; (5) the applicant has demonstrated early, meaningful, and robust consultation with Indian tribes, the public, and surrounding property owners to assess impacts to Indian tribal treaty-protected cultural and fisheries resources; and (6) risks to public health and public safety can be mitigated.	
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P	6.a. Limited to no more than three satellite dish antennae. b. Limited to one satellite dish antenna. c. Limited to tower consolidations. 17. The following provisions of the table apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.27.	*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P	6.a. Limited to no more than three satellite dish antennae. b. Limited to one satellite dish antenna. c. Limited to tower consolidations. 17. The following provisions of the table apply only to major communication facilities. Minor communication facilities shall be reviewed in accordance with the processes and standard outlined in K.C.C. chapter 21A.27.	No substantive change.										
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P	6.a. Limited to no more than three satellite dish antennae. b. Limited to one satellite dish antenna. c. Limited to tower consolidations.	*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P	6.a. Limited to no more than three satellite dish antennae. b. Limited to one satellite dish antenna. c. Limited to tower consolidations.	No substantive change.										
*	Energy Resource Recovery		S	S	S	S	S	S	S	S	S	S	S		*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S			No substantive change.									

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker						
	Facility																																				
*	Soil Recycling Facility		S	S	S								C		*	Soil Recycling Facility		S	S	S									C		No substantive change.						
*	Landfill		S	S	S	S	S	S	S	S	S	S	S		*	Landfill		S	S	S	S	<u>S</u>	<u>S</u>	S	S	S	S	S	S		No substantive change.						
*	Transfer Station			S	S	S	S	S	S	S	S		P		*	Transfer Station			S	S	S	<u>S</u>	<u>S</u>	S	S	S		P		No substantive change.							
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C		*	Wastewater Treatment Facility				S	S	<u>S</u>	<u>S</u>	S	S	S	S	S	C		No substantive change.						
*	Municipal Water Production	S	P13S	S	S	S	S	S	S	S	S	S	S	13. Excluding impoundment of water using a dam.	*	Municipal Water Production	S	P13S	S	S	S	<u>S</u>	<u>S</u>	S	S	S	S	S	S	13. Excluding impoundment of water using a dam.	No substantive change.						
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S	7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.	*	Airport/Heliport	S7	S7		S	S	<u>S</u>	<u>S</u>	S	S	S	S	S	S	7. Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.	No substantive change.						
*	Regional Transit Authority Facility					P25								25. Regional transit authority facilities shall be exempt from setback and height requirements.	*	Regional Transit Authority Facility						<u>P25</u>	(( <u>P25</u> ))							25. Regional transit authority facilities shall be exempt from setback and height requirements.	No substantive change.						
*	Rural Public Infrastructure Maintenance Facility				C23								P	23. The facility shall be primarily devoted to rural public infrastructure maintenance and is subject to the following conditions: a. The minimum site area shall be ten acres, unless: (1) the facility is a reuse of a public agency yard; or (2) the site is separated from a county park by a street or utility ((right-of-way)) right of way; b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any stockpiling or grinding operations and adjacent residential zoned property; c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any office and parking lots and adjacent residential zoned property; d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard; e. Structural setbacks from property lines shall be as follows: (1) Buildings, structures, and stockpiles used in the processing of materials shall be no closer than: (a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property; (b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site; (c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and (2) Offices, scale facilities, equipment storage buildings, and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property or when a reuse of an existing building. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line; f. On-site clearing, grading, or excavation, excluding that necessary for required access, roadway, or storm drainage facility construction, shall	*	Rural Public Infrastructure Maintenance Facility							C23												P	23. The facility shall be primarily devoted to rural public infrastructure maintenance and is subject to the following conditions: a. The minimum site area shall be ten acres, unless: (1) the facility is a reuse of a public agency yard; or (2) the site is separated from a county park by a street or utility right-of-way; b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any stockpiling or grinding operations and adjacent residential zoned property; c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided between any office and parking lots and adjacent residential zoned property; d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard; e. Structural setbacks from property lines shall be as follows: (1) Buildings, structures, and stockpiles used in the processing of materials shall be no closer than: (a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property; (b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site; (c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and (2) Offices, scale facilities, equipment storage buildings, and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property or when a reuse of an existing building. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line; f. On-site clearing, grading, or excavation, excluding that necessary for required access, roadway, or storm drainage facility construction, shall	No substantive change.

PERMITTED USES COMPARISON TABLE

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																					
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker				
														not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and g. Sand and gravel extraction shall be limited to forty thousand yards per year.																					
*	Transit Bus Base						S	S	S	S	S	S	P		*	Transit Bus Base							<u>S</u>	S	S	S	S	S	S	P			No substantive change.		
*	Transit Comfort Facility				P26		P26	P26	P26	P26	P26	P26	P26	26. Transit comfort facility shall: a. only be located outside of the urban growth area boundary; b. be exempt from street setback requirements; and c. be no more than ((200)) <u>two hundred</u> square feet in size.	*	Transit Comfort Facility					P26	<u>P26</u>	P26	P26	P26	P26	P26	P26	P26	26. Transit comfort facility shall: a. only be located outside of the urban ((growth)) area ((boundary)); b. be exempt from street setback requirements; and c. be no more than ((200)) <u>two hundred</u> square feet in size.		No substantive change.			
*	School Bus Base				C5S20	C5S	C5S	C5S	S	S	S	S	P	5. Only in conjunction with an existing or proposed school. 20. Limited to projects ((which)) <u>that</u> do not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization, or reconstruction of a school bus base is permitted but shall not require or result in an expansion of sewer service outside the urban growth area, unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.	*	School Bus Base					C5S20	C5S	<u>C5S</u>	C5S	C5S	S	S	S	S	P	5. Only in conjunction with an existing or proposed school. 20. Limited to projects ((which)) <u>that</u> do not require or result in an expansion of sewer service outside the ((u))Urban ((g))Growth ((a))Area <u>boundary</u> , unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base and serving only the school bus base may be used. Renovation, expansion, modernization, or reconstruction of a school bus base is ((permitted)) <u>allowed</u> but shall not require or result in an expansion of sewer service outside the ((u))Urban ((g))Growth ((a))Area <u>boundary</u> , unless a finding is made that no cost-effective alternative technologies are feasible, in which case a tightline sewer sized only to meet the needs of the school bus base.		No substantive change.		
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24	8. Except racing of motorized vehicles. 24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit: a. motocross; b. autocross; c. skidpad; d. garage; e. driving school; and f. fire station.	7948	Racetrack						S8	S8	<u>S8</u>	S8	S8	S8	S8	S8	S8	S8	S24	8. Except racing of motorized vehicles. 24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit: a. motocross; b. autocross; c. skidpad; d. garage; e. driving school; and f. fire station.		No substantive change.
*	Regional Motor Sports Facility												P		*	Regional Motor Sports Facility														P			No substantive change.		
*	County Fairgrounds Facility				P21S22									21. Only in conformance with the King County Site Development Plan Report, through modifications to the plan of up to ten percent are allowed for the following: a. building square footage; b. landscaping; c. parking; d. building height; or e. impervious surface.  22. A special use permit shall be required for any modification or expansion of the King County fairgrounds facility that is not in conformance with the King County Site Development Plan Report or that exceeds the allowed modifications to the plan identified in subsection B.21. of this section.	*	County Fairgrounds Facility							P21S22										21.a. Only in conformance with the King County <u>Fairgrounds Site Development Plan ((Report)) Attachment A to Ordinance 14808((- through m))</u> Modifications to the plan of up to ten percent are allowed for the following: a. building square footage; b. landscaping; c. parking; d. building height; or e. impervious surface <u>as established in the King County Fairgrounds Site Development Plan Environmental Checklist</u> , dated September 21, 1999, Attachment B to Ordinance 14808. 22. A special use permit shall be required for any modification or expansion of the King County fairgrounds facility that is not in conformance with the King County Site Development Plan Report or that exceeds the allowed modifications to the plan identified in subsection B.21. of this section.		No substantive change. Changes come from dimensional tables.
*	Fairground								S	S		S			*	Fairground										S	S	S				No substantive change.			
842	Zoo/Wildlife		S9		S9	S	S	S		S	S			2. Except arboretum. See K.C.C. 21A.08.040,	8	Zoo/Wildlife							<u>S</u>	S	S		S	S				2. Except arboretum. See K.C.C. 21A.08.040, ((recreation/))	No substantive change.		

**PERMITTED USES COMPARISON TABLE**

EXECUTIVE TRANSMITTAL														COUNCIL STRIKER																		
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 R-8	R12-48	NB	CB	RB	O	I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker	
2	ife Exhibit(2)													((recreation/)) recreational and cultural land use table. 9. Limited to wildlife exhibit.	4 2 2	Exhibit(2)															recreational and cultural land use table. 9. Limited to wildlife exhibit.	change.
794 1	Stadium/ Arena										S		S		7 9 4 1	Stadium/Ar ena										S		S				No substantive change.
822 1- 822 2	College/ Universit y(1)	P 10	P 10		P 10 C1 1 S1 8	P 10 C1 1 S1 8	P 10 C 11 S	P 10 C 11 S	P 10 C 11 S	P	P	P	P	1. Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050. 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32. 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32. 18. Only for facilities related to resource-based research.	8 2 2 1 - 8 2 2 2	College/ University (26)	P 22	P 22		P 22 C 23 S 24	P 22 C 23 S 24	P 22 C 23 S	P 22 C 23 S	P 22 C 23 S	P	P	P	P	22. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32. 23. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32. 24. Only for facilities related to resource-based research. 26. Except technical institutions, which are classified as vocational schools.	No substantive change.		
*	Zoo Animal Breeding Facility	P1 6	P1 6		P1 6									16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.	*	Zoo Animal Breeding Facility	P1 6	P1 6		P1 6									16. The operator of such a facility shall provide verification to the department of natural resources and parks or its successor organization that the facility meets or exceeds the standards of the Animal and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.	No substantive change.		

Note: slight language changes may have been made in the final version of the legislation.