								EX	ECU	TIVE	TRA	NSM	ITTAI	_															COL	NCIL S	TRIKER
SIC # SPECIF LAND USE	)	A	F	M	RA	UR	R1- 8	R1: -48		IB	СВ	RB	0	I	DEVELOPMENT CONDITION	\$IC		PECIFIC AND USE	A	F	M	RA	UR	<u>R-1</u> R		12 N 18	IB C	B R	В		DEVELOPMENT CONDITION  Substantive Change? In Committee Version or Full Council Striker
																	G I HO TY	OWELLIN UNITS;)) OUSING (PES:													
* Single Detached	d PC		P2		C12	. C12	P C12	. C1:		15					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 aces, 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 subsidivisions, 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-famili 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.	d d d d d d d d d d d d d d d d d d d	De	ngle etached esidence	P 17 ((G 12))	P2		((G (12))	(((C (142))		G (((1) 1/2)) (1/2)		15				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 214.30. 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 tote in subdivisions, short subdivisions or briding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section.)) 15. ((Only in the R4-R8-zenes 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 ((howe)) residence that is not being demolished, the existing ((howe)) residence for the representation of the contains an existing (home)) residence for the representation of the production of the production of the production of the contains an existing (home) 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.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.12.020.B.25.
* Duplex					C4	C4	P5 P19		9 P:	3 F	23	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	*	Du	<u>ıplex</u>				<u>C4</u> <u>(</u>	<u>C4</u>	<u>P</u> <u>P</u>	12 P	12 P	3 P:	<u> P</u>	<u>3</u> P:		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;

								EX	(ECUT	ΓΙVE	TRA	NSMI	ITTAL	L											C	OUNC	CIL ST	RIKER	
SIC# S	SPECIFIC LAND USE	A	F	М	RA	UR	R1- 8		l2 Ni							SIC #	SPECIFIC LAND USE	A F	M	RA	UR	<u>R-1</u> R-	4 R12 8 -48	СВ			I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
* F	Friplex  Fourplex  Apartment				C4 C4 C4	C4 C4	P19 P5 P19	P1	9 P3 9 P3	P	73		P3	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 of rural towns and on historic properties listed National Register of Historic Places or design a King County Landmark, multifamily resident group residence uses are allowed within exist buildings.  4. Only in a building listed ((en)) in the Natic Register ((as-an historic site)) of Historic Place designated as a King County landmark subject K.C.C. chapter 21A.32.  5.a. In the R-1 zone, duplex, triplex, fourple apartment units are permitted, if:  (1) At least fifty percent of the site is considered by a subsection, unbuildable critical areas includes wetlands, aquatic areas, and slopes forty percent area includes wetlands, aquatic areas, and slopes forty percent area includes wetlands, aquatic areas of net buildable area.  (2) The density does not exceed a densif eighteen units per acre of net buildable area.  b. In the R-4 through R-8 zones, duplex, tripurplex, and apartment units and permanent supportive housing are permitted if the density not exceed a density of eighteen units per acre buildable area.  ((c If the proposal will exceed base densition to exceed a density of eighteen units per acre buildable area.  ((c If the proposal will exceed base density cone in which it is proposed, a conditional use is required.))  19.a. A duplex is allowed on a R-4 through zoned lot that is four thousand five hundred steet or greater, despite base density requirem established in K.C.C. 21A.12.030, if under K.C. chapter 21A.37;  (1) When the lot is located in Snoqualmic ural town, one transferable development right is purchased from the Rural Area or Natural Relands under K.C.C. chapter 21A.37; or  (2) When the lot is located in the urban a half transferable development right is purchased the Rural Area or Natural Resource Lands or transfer of development right is purchase the Rural Area or on Natural Resource Lands or transfer of development right is purchase the Rural Area or	outside in the ated as ial, or ing onal es or et to x, and otrained this eent or y of iplex.  I does e of net y for the permit R-8 quare ent cor ent c	*-	Houseplex				<u>C4</u>	P	P	P3				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 ((se-an) historic eithology) 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,  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.Cchapter-21A.32)).	Yes in committee:  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.  Yes, in committee (to
							(( <del>C</del> 5))															(( <del>5</del>						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)) allowed subject to	undo Executive proposed for mixed- use requirement)

								EXE	CUTIV	E TR	ANSI	MITTAL																COU	NCIL ST	rriker	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR								EVELOPMEN	T CONDITION		SIC #	SPECIFIC LAND USE	A	F	/I R	A UF	R <u>R-1</u>	R-4 R-8		NB (	CB R			DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
																														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)).  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.	Striker
*	Senior ((Citizen)) Assisted Housing					P4	P4	P	P3	P3	P3	P3					*	Senior ((Citizen)) Assisted Housing				P4	<u>P4</u>	P(( 4))	P F	P3 P	3 P?	3 P3		c. If the proposal will exceed base density for the zone in which it is proposed, a conditional use permit is required.)) 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 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 (to undo Executive proposed for mixeduse requirement), and to make this use consistent with townhouse and apartment use allowance.
*	Townhous				C4	C4	P11 ((G 12))	P	P3	P3	P3	P3					*	Townhouse			C4	C4	<u>P</u>	P(( 11 G12 ))	P	P3 F	3 P3	3 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)).  11. ((Townhouses are permitted, but shall be subject to a cenditional 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	Р					rural zone.	home parks sh	e parks are allov		*	((Mobile)) Manufacture d Home ((Park)) Community			S1	3		(( <del>C</del> 8)) <u>P</u>	Р					8. ((Mobile home parks shall not be permitted in the R-1 zones.))  Repealed.  13. No new ((mobile)) manufactured home ((parks))  communities are allowed in ((a rural)) the RA zone.	No substantive change.
*	Cottage Housing						P15						following sta a. Deve housing uni site contain demolished comply with 21A.12.020 limits in K.C b. Cotta consider inc	andards: opments shall s with no fewe s an existing ho the existing ho the height limi B.25. or the flo C. 21A.14.025 ge housing dev luding a variety	contain only co contain only co er than three uni come that is not louse is not requ tation in K.C.C. cor area and for 5.B.; velopments sho y of housing siz droom sizes or	ottage its. If the being uired to . otprint ould zes, such		Cottage Housing						P15	<u>P15</u>					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.

								FXF	FCIITI	VF T	RANS	MITTA	ΔΙ													CC	HINCH	- STRIKER	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8		2 NB		B RB			SIC #		PECIFIC IND USE	A	F	M RA	\ UR	<u>R-1</u>	R-4 R-8		NB	СВ		0	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.	*	) Cor	ormitory) ngregate sidence			C6	C6	<u>C6</u>	C6	P10	<u>P11</u>	<u>P11</u> ]	<u>P11</u> ]	<u>P11</u>		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-
	ACCESS ORY															CESSO USES:													4 to 8 zones.
*	USES: Residentia I 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 accessor dwelling units are allowed when there is no more that 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 rural town; or  (b) the lot must meet the minimum lot area for the applicable zone if located in the rural area but no 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; (fer  (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			sidential cessory es	P7	P7	P7	P7	<u>P7</u>	P7	P7	P7	P7	P7	P7	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 heated floor area and one thousand 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; ((er)) 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 of unheated floor area of one thousand five hundred square feet of unheated floor area of one thousand five hundred square feet of unheated floor area plowed 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 space if only seven hundred fifty square feet of unheated floor space if only seven hundred fifty square feet of unheated floor space if only seven hundred fifty square feet of unheated floor space was included.	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 – Add back rural ADU subdivision requirements  Full Council striker – a reference to home-based animal shelter is added to the

								FXF	CHTIV	F TRA	NSMITT	ΓΔΙ												COLL	NCIL S	RIKER	
SIC	#   SPECIFIC	Α	F	М	RΔ	LIR	R1.				RB C		I DEVELOPMENT CONDITION	SIC	SPECIFIC	ΔF	М	RΔ	LIR	R-1 R-4	R12	NR	CB		_	DEVELOPMENT CONDITION	Substantive
0.0	LAND	^	1.		144			-48				1 '	BEVEEST MENT CONSTITION	#	LAND USE			100		R-8						DEVELOR MENT CONDITION	Change? In
	USE														271112 002												Committee Version
	332																										or Full Council
																											Striker
													covered pathway shall not constitute an attached													contained within one structure. Connection through a breezeway	animal regulations.
													accessory dwelling unit unless the breeze way or													or covered pathway shall not constitute an attached accessory	ariimar regulatione.
													covered pathway is:													dwelling unit unless the breeze way or covered pathway is:	
													(a) is less than ten feet in length;													(a) is less than ten feet in length;	
													(b) shares a common wall with both the													(b) shares a common wall with both the accessory dwelling	
													accessory dwelling unit and primary residence;													unit and primary residence;	
													(c) has a continuous roofline that appears to be													(c) is completely enclosed; and	
													one single building;													(d) is heated space;	
													(d) is completely enclosed; and													(4) No additional off-street parking spaces are required for	
													(e) is heated space;													accessory dwelling units;	
													(3) No additional off-street parking spaces are													(((7) The primary dwelling unit or the accessory dwelling unit	
													required for accessory dwelling units;													shall be occupied either by the owner of the primary dwelling unit	
													(( <del>(7) The primary dwelling unit or the accessory</del>													or by an immediate family member of the owner. Immediate	
													dwelling unit shall be occupied either by the owner of													family members are limited to spouses, siblings, parents,	
													the primary dwelling unit or by an immediate family													grandparents, children and grandchildren, either by blood,	
													member of the owner. Immediate family members													adoption or marriage, of the owner. The accessory dwelling unit	
													are limited to spouses, siblings, parents,													shall be converted to another permitted use or shall be removed if	
													grandparents, children and grandchildren, either by													neither dwelling unit is occupied by the owner or an immediate	
													blood, adoption or marriage, of the owner. The													family member:	
													accessory dwelling unit shall be converted to another													(8))) (5) An applicant seeking to build an accessory dwelling	
													permitted use or shall be removed if neither dwelling													unit shall file a notice approved by the department of executive	
													unit is occupied by the owner or an immediate family													services, records and licensing services division, that identifies the	
													member:													dwelling unit as accessory. The notice shall run with the land.	
													(8))) (4) An applicant seeking to build an													The applicant shall submit proof that the notice was filed before	
													accessory dwelling unit shall file a notice approved by	,												the department approves any permit for the construction of the	
													the department of executive services, records and													accessory dwelling unit. The required contents and form of the	
													licensing services division, that identifies the dwelling													notice shall be (( <del>set forth</del> )) <u>established</u> in administrative rules;	
													unit as accessory. The notice shall run with the land.													(( <del>(9)</del> )) (6) Accessory dwelling units are (( <del>not allowed</del> ))	
													The applicant shall submit proof that the notice was													prohibited in the F zone;	
													filed before the department approves any permit for													(7) For lots in the urban area:	
													the construction of the accessory dwelling unit. The													(a) Two accessory dwelling units are allowed per lot in the	
													required contents and form of the notice shall be ((set													following configurations:	
													forth)) established in administrative rules;													(i) one attached accessory dwelling unit and one detached	
													(( <del>(9)</del> )) <u>(5)</u> Accessory dwelling units are not													accessory dwelling unit;	
													allowed in the F zone:													(ii) two attached accessory dwelling units; or	
													(6) For lots in the UR, R-1 through R-48, and NB													(iii) two detached accessory dwelling units, which may be	
													zones in the urban growth area and that meet the													either one or two detached structures;	
													minimum lot area for construction in K.C.C.													(b) Accessory dwelling units may be converted from existing	
													21A.12.100:													structures, including but not limited to garages, even if the existing	
													(a) Two accessory dwelling units are allowed													structure is legally nonconforming with respect to setbacks or	
													per primary single detached dwelling unit, duplex,													maximum impervious surface percentage; and	
													triplex, fourplex, or townhouse unit in the following													(c) No public street improvements are required for accessory	,
													configurations:													dwelling units; and	
													(i) one attached accessory dwelling unit and													(8) For lots in the rural area or on natural resource lands:	
													one detached accessory dwelling unit;													(a) One accessory dwelling unit is allowed per lot;	
													(ii) two attached accessory dwelling units; or													(b) Only allowed in the same building as the primary dwelling	1
													(iii) two detached accessory dwelling units,													unit, except that detached accessory dwelling units are allowed	
													which may be either one or two detached structures;													when:	
													(b) Accessory dwelling units may be converted													(i) there is no more than one primary dwelling unit on the lot;	
													from existing structures, including but limited to													<u>and</u>	
													garages, even if the existing structure violates													(ii) the lot is three thousand two hundred square feet or	
													requirements for setbacks or maximum impervious													greater if located in a rural town or meets the minimum lot area for	
													surface percentage; and													the applicable zone if located in the rural area but not in a rural	
													(c) No public street improvements are required													town or on natural resource lands;	
													for accessory dwelling units;													(c) When the primary and accessory dwelling unit are	
													(7) For lots in the rural area or on natural													located in the same building, or in multiple buildings connected by	
													resource lands:													a breezeway or covered pathway, only one entrance may front a	
													(a) only one accessory dwelling unit per primary													street;	
													single detached dwelling unit;													(( <del>(10)</del> )) ( <u>d)</u> Accessory dwelling units should be designed to be	
													(b) Only allowed in the same building as the													compatible with the primary dwelling unit and the surrounding	
													primary dwelling unit, except that detached accessory	2												properties, including material, colors, and building forms; ((and))	
													dwelling units are allowed when there is no more than	1												(((111))) (e) The applicant should consider a siting alternatives	
													one primary dwelling unit on the lot, and the following													study that analyzes placement options of the accessory dwelling	
													conditions are met:													unit on the property to minimize impacts to privacy and views for	
													(i) the lot must be three thousand two hundred													surrounding property owners; and	
													square feet or greater if located in a rural town; or  (ii) the lot must meet the minimum lot area for													da(f) Accessory dwelling units in structures detached from	
													the applicable zone if located in the rural area but not													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	
													in a rural town or on natural resource lands;													proposed subdivision. If an accessory dwelling unit in a detached	
													(c) When the primary and accessory dwelling													building in the RA zone is subsequently converted to a primary	
													unit are located in the same building, or in multiple													unit on a separate lot, neither the original lot nor the new lot may	
													buildings connected by a breezeway or covered													have an additional detached accessory dwelling unit constructed	
													buildings connected by a preezeway or covered													have an additional detached accessory dwelling drift constitucted	

								Е	XEC	UTIV	/E TF	RANS	MITT	ΔL															COUN	CIL ST	TRIKER	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1 8	l- R					3 0		I DEVELOPMENT CONDITION	SI #		SPECIFIC LAND USE	A	F	M R	A U	R <u>R</u> -	1 R-4 R-8			СВ				DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
															pathway, only one entrance may front a street;	gg f															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 ((net 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 Occupatio n	P18	P18	3	P18	P18	8   P1	8   P	18	P18	P18	3   P1	8 P18	3	18. Allowed if consistent with K.C.C. chapter 21A.30.	*		Home Occupation	P18 P	18	P	18   P	18 <u>P1</u>	<u>8</u> P18	3   P18	P18	P18	P18	P18		18. Allowed if consistent with K.C.C. chapter 21A.30.	No substantive change.
*	Home Industry TEMPOR ARY LODGING	С			С	С	С									*	<u> </u>	Home Industry TEMPORA RY LODGING:	С		С	С	<u>C</u>	С								No substantive change.
7011	Hotel/Mote											Р	ľ		Except bed and breakfast guesthouses.	1	<u>(</u>	Hotel/Motel (14)									<u>P</u>		<u>P</u>		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 Guesthous e	P9			P9	P9	P9	P	9	P9	P10	) P1	0		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	3	<u> </u>	Bed and Breakfast Guesthouse	<u>P15</u>		P	<u> 5</u>   P	1 <u>5</u> P1	5 P15	5 P15	<u>P15</u>	<u>P16</u>	<u>P16</u>			Subject to the following:     a. Only as accessory use to the permanent residence of The operator;     b. Served meals shall be limited to paying quests; and c. Limited to no more than five rooms accommodating up to ten quests.      16. Only if part of a mixed-use development, and subject to the conditions of subsection B.15. of this section.	No substantive change.

							EXE	CUTI	VE TR	ANSI	IITTA	L														COUN	CIL S	TRIKER	
SIC	SPECIFIC LAND USE	A	F	M F	A U	R R1- 8		NB					DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	Α	F	M	RA	UR <u>F</u>			12 N 48	NB C	B F			DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
													subject to the conditions of subsection B.9. of this																Striker
7041	Organizati					P17				P			section.  17. Only in the R-1 zone as an accessory to a	704	Organizatio					-	23				P	<u> </u>		23. Only in the R-1 zone, as an accessory to a golf course	No substantive
7041	on Hotel/Lodg ing Houses									'			golf facility and consistent with K.C.C. 21A.08.040.	1	n Hotel/Lodgi ng Houses						20				-	-		facility and consistent with K.C.C. 21A.08.040.	change.
SIC#	LAND USE	A	F	M R	A UF	R1- 8	R12 -48	NB	СВ	RB	0	I		SIC #	SPECIFIC LAND USE	A	F	М	RA (18)	UR <u>F</u>	1 8	-   13	2	IB C	BR	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/RE CREATIO N:														PARK/REC REATION:														
*	Park	P1	P1	P1 P	I P1	P1	P1	P	P	P	P		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 <u>F</u>	<u>1</u> P	1 P	T P	P	F	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	Р	Р	P P	Р	Р	Р	Р	Р	Р	Р	Р		*	Trails	Р	Р	Р	Р	P <u>F</u>	<u> P</u>	P	P	P	P	P P	Р		No substantive
*	Campgrou nds		C16 a	P16 P C a	16 C1 a	6						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.	*	Campgroun ds		P16 C16 a		C16 a	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.	change.  No substantive change.
*	Destinatio n Resorts		S <u>30</u>	S ((( ))) 31	I8   ``	5))				(( <del>C</del> )			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		S <u>30</u>		S(( 18)) 30	((E)					(((	(G)		18. Subject to review and approval of conditions to comply with trail corridor provisions of K.C.C. chapter 21A.14 ((when lecated in an RA zene)).  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.

								EXE	CUTI	/E TR	ANSI	/ITTAL	L											COU	NCIL ST	rriker	
SIC#	SPECIFIC LAND USE	Α	F	M	RA	UR		R12 -48	NB	СВ	RB	0	I DEVELOPMENT CONDITION	SIC #		A F	М	RA	UR	R-1 R- R-	4 R12 8 -48	NB	СВ			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 lance 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 othe resource management goals of the Comprehensive Plan.	<u>d</u>												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.	Striker
*	Marina		C3				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	C		4)) <u>5</u>	C(( 4)) <u>5</u>	C5 C((4))	( C(( 4)) <u>5</u>	P5	P	PP	P	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.
	Recreation al Vehicle Park		P19	1	and 18 P19	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.		Recreationa I Vehicle Park	Pí	9 P19	((an d 18)) P19	P19							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	С	Р	Р		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</u> <u>C7</u>	<u>P6</u> <u>P6</u> <u>C7</u>	P6 C7	<u>P6</u> <u>C</u>	<u>P</u>	<u>P</u>			Yes, in committee version to allow as a

							EXEC	UTIVE	TRA	NSMI	TTAL													CC	UNCIL	IL STRIKER
SIC # SPECIFI		A	F	M R	A L	JR F	R12   -48	NB	СВ	RB	0	-	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	Α	F	М	RA	UR	R-1 R-		СВ	RB	0	I DEVELOPMENT CONDITION Substantive Change? In
USE																										Committee Versi or Full Counci 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-)) b. The bulk and scale shall be compatible with ((residential or)) rural character of the area; ((b. For sports clubs,t))c. The gross floor area shall not exceed ten thousand square feet unless the building is on the same site or adjacent to a site where a public facility is located; ((or unless the building is a nonprofit facility located in the urban area; and e.)) d. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs; e. Outdoor amplified noise is not allowed; and f. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.  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.  7. Subject to the following: a. Amplified noise is prohibited; b. 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 c. Hours of operation shall be limited to 7:00 a.m. through 10:00 p.m.
* Ski Area	ì	5	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(( <del>18</del> ))							8. 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 change.
* Recreation al Camp			С	P2 C	4								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		Recreationa I Camp		С		P24 C							24. Use is ((permitted)) allowed 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((i)) = Seattle((i)) & 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)) 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

EXECUTIVE TRANSMITTAL															C	OUNG	CIL S	TRIKER	
SIC# SPECIFIC A F M RA UR R1- R12 NB CB RB O LAND USE 8 -48	I DEVELOPMENT CONDITION		SPECIFIC LAND USE	Α	F	M I	RA	UR	<u>R-1</u>	R-4 R-8	4 R 8 -	12 I 48	NB	СВ			I	DEVELOPMENT CONDITION Substitution Change Committee or Full 0	ge? In e Version
AMUSEM ENT/ENT ERTAINM ENT:	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		AMUSEME NT/ENTER TAINMENT:															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 ((saiel)) 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  1. A community meeting shall be convened by the applicant before submitted of an application for permits to establish a camp, or to expand the number of camp u	
* Adult Entertainm ent 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,	E	Adult Entertainme nt 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	ntive

							EXE	CUTI	VE T	RANS	MITT/	٩L														C	DUNC	IL ST	RIKER	
SIC#	SPECIFIC LAND USE	A	F M	RA	UR	R1- 8	R12 -48		CE	3 RB	0	1	DEVELOPMENT CONDITION	SIC #		PECIFIC AND USE	A	F	M	RA l	JR <u>R</u>		4 R12 8 -48	2 NB	СВ	RB	0	-	DEVELOPMENT CONDITION	Substantive Change? In Committee Version
													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 fro 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.	m I															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)) allowed 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.	or Full Council Striker
*	Theater								Р	Р	Р	P25	5 25. Limited to theaters primarily for live productions located within a Rural Town designated by the King County Comprehensive Plan.	*	The	eater									Р	Р	Р			No substantive change.
7833	Theater, Drive-in									С				783	The											С				No substantive change.
793	Bowling Center								Р	Р		Р		793		wling									Р	Р		Р		No substantive
*	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 area 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, or locally significant resource areas, ancillary facilities associated with a golf course and 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 squa 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 allowed; and  (5) shall be connected to and served by publisewer.	e re		If Course				C7 P	7 P7	7 P7	. <u>P7</u>						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	change. No substantive change. Reference to regionally or locally significant resource lands is outdated language.

							EXE	CUTI	VE TR	RANSI	/IITTAI	L												CC	UNCI	L ST	RIKER	
SIC#	SPECIFIC LAND USE	F			UR	8	-48					ı	DEVELOPMENT CONDITION	SIC #	LAND USE	A	F	RA		R-	-4 R12 -8 -48				0	1	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
7999 (14)	Amuseme nt and Recreation Services	P21	P21	P8 P21 C15 and 18	P8 P21 P22 C15	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22			P21		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 gocarts. 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.	9	Amusement and Recreation Services		P21	 P8   FP21   FC15   F((an (d 18)))	P8   P21   P22   P	P8 P8 P8 P21 P22 P22 P22 C15 C1	R8 P8 P21 P22 P22 P5 C15	P21 P22					<ul> <li>8. Limited to golf driving ranges, only as: <ul> <li>a. accessory to golf courses; or</li> <li>b. accessory to a recreation or multiuse park.</li> </ul> </li> <li>15. For amusement and recreation services not otherwise provided for in this chapter: <ul> <li>a. In the RA zones, not subject to regulation under K.C.C. Title</li> </ul> </li> <li>6 and only on sites at least five acres or larger; <ul> <li>b. Retail sales are limited to incidental sales to patrons of the amusement or recreation service; and</li> <li>c. Does not involve the operation of motor vehicles or off-road vehicles, including, but not limited to, motorcycles and gocarts.</li> <li>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)).</li> <li>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.</li> <li>22. Only as accessory to a large active recreation and multiuse park and limited to: <ul> <li>a. water slides, wave pools, and associated water recreation facilities; and</li> <li>b. rentals of sports and recreation equipment.</li> </ul> </li> </ul></li></ul>	No substantive change.
*	Indoor Paintball Range								P26	P26		P26	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	F		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 from the 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			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)) 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-ofway 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	No substantive change.

									ΕX	(ECU	IVE	TRAN	SMITT	AL												COU	NCIL S	RIKER	
SIC		PECIFIC LAND USE	A	F	M	RA	UR			2 N			В О		I DEVELOPMENT CONDITION	SIC #		F	M	RA U	IR <u>R-1</u>	1 R-4 R-8		NB	СВ		_	DEVELOPMENT CONDITION	Substantive Change? In Committee Version
															hours of operation, number of participants and employees, types of equipment to be used by user 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 generate by the facility is such that it will not cause an undus 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.	e e d												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. ((Ne-e))Qutdoor lights or amplified sounds ((shall be permitted)) 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.	or Full Council Striker
*		nooting		C9		C9 and 18						C	10	P	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 o 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.	1	Shooting Range	C9		C9 ((an d 18))						210	P10	- 3	No substantive change.
*	nt	nuseme Arcades									Р					*	Amusement							F					No substantive change.
799	nt	nuseme Park utdoor		Q		C12		P20	Date	0		C			12.a. Only as accessory to a nonresidential use	799 6 *	Amusement Park Outdoor	9		C12	Day	0 000	D20			C S			No substantive change. No substantive
		erforman		3		C12 S18		F20	P21			3			established through a discretionary permit process	5,	Performanc	S		C12   S((	<u>P20</u>	<u>0</u> P20	F20			3		\(\(\(\)\)	change.

								E)	XEC	UTIV	E TR	ANS	MITTA	\L														COUN	CIL S	TRIKER	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UF	R R1		12						DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	Α	F	M	RA	UR <u>F</u>		R-4 F R-8 -		NB C	B F	RB O	1	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
	ce Center														if the scale is limited to ensure compatibility with surrounding neighborhoods; and b. In the UR zone, only if the property is locate 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.	0	e 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.	Striker
	L:																														
823	Library					С	P1 C				Р	Р	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	2.	Library					P11 <u>F</u> C <u>C</u>	<u>:</u> C	;			P			11. Only as accessory to a park or in a building listed ((en)) 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	I P1 C	1 P2	28   1	P	P	P	P	P	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.		Museum	C23	C23		P11	P11 <u>F</u> C <u>C</u>	111 P	711 F			P	P	Р	11. Only as accessory to a park or in a building listed ((en)) 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	Р	Р		Р	Р	Р	Р		Р	Р	Р	Р			842	Arboretum	Р	Р		Р	P <u>F</u>	P	, F	P	Р	Р	Р			No substantive change.
*	Conferenc e Center				P29 C12	P29 C12	P2 C	9 P2 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 locate 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 ((en)) 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.	d e	Conference Center				P29 C12	P29 <u>F</u> C12 <u>C</u>	<u>c</u> c	229 F	P29 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				<u>P4</u> <u>C</u>	E	<u>4</u> <u>P</u>	24 F	<u> </u>	<u>P</u>	<u>P</u>	<u>P</u>		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.
	SPECIFIC LAND USE	A	F	М	RA	UR	R1 8	- R		NB	СВ	RB	0	I		SIC #	SPECIFIC LAND USE	A	F		RA (31)	UR <u>F</u>	1 8	-   1 ))   <u>-</u> <u>2-4</u>   <u>F</u>	12	B C	B R	ВО	I	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.
	PERSON AL SERVICE S:																PERSONAL SERVICES:							-							
72	General Personal Service						C2 C3	25 C:	25 I 37	Р	Р	Р	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	<u>1</u> <u>724</u> <u>1</u>	Beauty and Barber Shops Shoe Repair								P25 P				<u>P</u>	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	Yes In Committee, allow "general personal services" as a
															Parlors;	<u>1</u>	Shops												<u> </u>	one thousand square feet and required parking shall not be	permitted use in the
															d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and     e. 217-Carpet and Upholstery Cleaning.	1	Laundry, Cleaning, and						<u>P</u>	<u>6</u> <u>F</u>	P25 P	<u> </u>	<u>P</u>	<u>P</u>	<u>P</u>	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.	R-4 through R-8 if less than 2,500 square feet and R-12

							EXECL	JTIVE	TRAN	NSMITT <i>A</i>	\L												CO	JNCIL S	TRIKER	
SIC # SPECI LAN USE	ND	A F	M	RA I	UR I	R1-   I					'	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	AF	F M	RA	UR	R-1 R-4 R-8	R12	2 NB	СВ			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.	1 3 721 5 721 9	Garment Services											25.a. ((Not permitted in R-1 and I))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
													721 2	Drycleaner and Garment Pressing					<u>P6</u>	P25	<u>P</u>	P	<u>P</u> F	<u>P</u>		component uses.  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
												_	<u>721</u>	Carpet and							<u>P</u>	<u>P</u>	<u>Р</u> Р	<u>P</u>	_	version, personal services are separated into component uses.
													<u></u>	Upholstery Cleaning												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.
													722	Portrait					<u>P6</u>	<u>P25</u>	P	P	<u>P</u> F			In Full Council version, personal services are separated into component uses. Carpet and Upholstery Cleaning is prohibited in the R zones. Yes

							EXE	CUTI	VE TR	ANSI	MITTA	L													CC	DUNCI	L STRIKE	ER .	
SIC	# SPECIFIC LAND USE	A	F M	RA	UR			NB					DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE		F	М	RA I	JR <u>R-1</u>	R-4 R-8		NB	СВ		0	1	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
														1	Photographi c 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,
																													services are separated into component uses.
7216 7218	Drycleanin g Plants Industrial											P P		721 6 721	Drycleaning Plants Industrial												<u> </u>		No substantive change.  No substantive
7261	Launderer s Funeral				C4	C4	C4		P	P			Only as accessory to a cemetery, and	8 726	<u>Launderers</u> Funeral					C4 <u>C4</u>	C4	C4		P F	5		4	Only as accessory to a cemetery(( <del>, and prohibited from the</del>	change.  No substantive
	Home/Cre matory												prohibited from the UR zone only if the property is located within a designated unincorporated Rural Town.	1	Home/Crem atory	1				.							UR 2	zone only if the property is located within a designated corporated Rural Town)).	change.
*	Cemetery, Columbari um or Mausoleu m			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, Columbariu m or Mausoleum (5)			( £	P24 F C(( C 5 and 34))	224 <u>P24</u> C(( <u>C</u>	P24 C(( 5))	P24 C(( 5))	P24	P24 F	P24 C(( §))	P24	feet UR, 24. religi be re 31. trail	Structures shall maintain a minimum distance of one hundred from property lines adjoining ((rural area and residential)) RA, and R zones.  Limited to columbariums accessory to a ((ehurch, but)) ious facility. ((r))Required landscaping and parking shall not educed.  Subject to review and approval of conditions to comply with corridor provisions of K.C.C. chapter 21A.14 ((when located in RA zone)).	No substantive change.
*	Day Care I	P6		P6	P6	P6	P	Р	Р	Р	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)) <u>4</u> 0		F € <u>9</u>	P(( F S))3 P	P(( P	P(( 6))	Р	Р	P F	0	P(( F 7)) 7	7)) a. wall minil b. of tw resid 7. acces 39	((Only as accessory to residential use, and: Outdoor play areas shall be completely enclosed by a solid or fence, with no openings except for gates, and have a mum height of six feet; and Outdoor play equipment shall maintain a minimum distance venty feet from property lines adjoining rural area and dential zones.)) ((Permitted as an accessory use. See commercial/industrial besory, K.C.C. 21A.08.060.A.))  Excluding nursery schools, preschool centers, and privately ducted kindergartens and prekindergartens, and only allowed	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:
*	Day Care			P8 C	P8 C	P8 C	P8 C	Р	P	Р	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	(													whereso 40 nurs kind a ½ site;	n primarily serving residents of the rural area or natural surce lands.  I. ((Only as a reuse of an existing public school)) Excluding sery schools, preschool centers, and privately conducted ergartens and prekindergartens, and only allowed when:  I. Accessory to an agricultural use;  I. Serving only the children of farm workers employed on the and  I. No more than thirty children are cared for on site.	remove 6-foot fence requirement  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

								EXI	ECUT	IVE 1	TRAN:	SMITTA	L														COL	INCIL S	TRIKER	
SIC#	SPECIFIC LAND USE	A	F	M I	RA	UR	R1- 8		2 NE			ВО		DEVELOPMENT CONDITION	SIC #		A	F	M	RA	UR	<u>R-1</u> R- R-	4 R1: 8 -48		3 CE				DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
														assure compatibility with surrounding development	t.															when primarily serving residents of rural area or natural resource lands
074	Veterinary Clinic	P9		C	10 nd	P9 C10			P1	0 P1	0 P1	10	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.	or e	Veterinary Clinic	P9			P9 F C10 (				P1	0 P10	0 P1	0	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	Automotiv e Repair (1)								P1	1 P	Р		Р	Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted use table     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.	€.	Repair (1)								P1	1 P	Р		P	Except SIC Industry ((No.)) 7534-Tire Retreading, see manufacturing permitted use table.     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	Automotiv e Service								P1	1 P	Р		Р	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								P1	1 P	Р		Р	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	Miscellane ous Repair (44)			F 3	2	P32	P32	P32	P3.	2 P	P		Р	32. Limited to repair of sports and recreation equipment:     a. as accessory to a recreation or multiuse par 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.		Miscellaneo us Repair (44)				P32	P32 <u>I</u>	P32 P3	2 P32	2 P3	2 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 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 )) <u>*</u>	((Church, Synagogu e, Temple)) Religious Facility			C	227 nd 1		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.  35. Limited to animal rescue shelters and	6))	6 (((Church, * Synagogue, Temple)) Religious Facility				P12   C27 ((an d 331))	P12 <u>!</u> C <u>(</u>	P12 P1 C	2 P12 C	2 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.

								EXI	ECUT	IVE T	RANS	MITTA	L													COU	NCIL S	TRIKER	
	PECIFIC LAND USE	Α	F	M	RA	UR	R1- 8	R12 -48		G CE	B RE	3 0	ļ	DEVELOPMENT CONDITION	SIC #		A	F	M	RA I	JR <u>R-</u>	1 R-4 R-8	R12 -48	NB	CB I			DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
	ecialty rvices				P35									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.		specialty services				P35 P36								a. the property shall be at least four acres; b. buildings used to house rescued animals shall be ((ne-less than)) set back at least fifty feet from property lines, except on Vashon-Maury Island, the setback shall be at least twenty-five feet; 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 d. ((e. the facility shall maintain normal)) hours of operation ((ne-earlier than)) shall be limited to 7:00 a.m. ((and ne-later than)) 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. ((the facility shall maintain normal h))Hours of operation ((ne earlier than)) shall be limited to 7:00 a.m. ((and no later than)) 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
* Sta	able	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 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			P32 F	32 <u>P3</u> <u>C</u>	22 P 32 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.
al l or Co	mmerci Kennel mmerci Cattery	P42			C43	C43				C4	3 P4:	3		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 cattern 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			C43 C	43				C43 F	43		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.	change.
Pro	eatrical oduction rvices									P3	0 P2	8		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								1	P3 F 5 6	23		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

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SIC#	SPECIFIC LAND USE	Α	F M	RA	UR	R1 8		2 N						DEVELOPMENT CONDITION	SIC #		PECIFIC ND USE	A	F	M F	AS	JR <u>R</u>	<u>-1</u> R- R-	4 R1 8 -4		3 CI				DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
														educational classes for minors.																	
*	Artist Studios			P28	P28	P28	3 P28	8 P	F	P	P	P29	Р	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.	I *	Artis Stud				P	28 F	28 <u>P2</u>	28 P2	8 P2	28 P	Р	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	P2'	I P2	1 P2	22 F	222 F	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 reta 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.	e,	Inter Rec Faci	cycling			P	21 F	21 <u>P2</u>	21 P2	1 P2	21 P2	2 P2	2 P	P2	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		C 34	C34			P	F	D F	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 prim 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.	n ee	facil	a training lity	<u>C34</u>		C	34 (	34			P	<u>P</u>	<u>P</u>		<u>P</u>	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)) shall be sufficient to contain the dogs.	No substantive change.
	SERVICE S:															CAF	RE RVICES														
801-04	Office/Out patient Clinic			P12 C 13a	P12 C13 a	C13	P12 3 C13 a 7 C3	3	F	b t	P	Р	Р	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 lowincome housing located within three hundred feet of the site on which the social service agency is located.	6	1 Doc Office	ctor's ce/Outp nt Clinic				1 F 220 C		P1 C	P	P	P	Р	P	P	Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.     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

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SIC :	# SPECIFIC LAND USE	A	F	VI RA	UR		R12 -48	NB	СВ	RB	0		DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	FI	/I R	A UF	R <u>R-1</u>		R12 -48	NB	СВ	RB (	) I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
													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						С		P	P				805	Nursing and Personal Care Facilities						P1 C	P	P	P	P P		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 nonresidentifal 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			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.		Hospital						C1	P6 C1			P C		Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.     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 or specialty hospitals.
807	Medical/D ental Lab								Р	Р	Р	Р			Medical/Den tal Lab									Р	P P	Р		No substantive change.
808- 09	Miscellane ous Health								Р	Р	Р			808 -09											P P			No substantive change.
83	Social Services (2)  *8322 Individual and Family Social Services *8331 Job Training and Vocational Rehabilitat ion			P13	P12 P13 C	P12 P13 C	P13	Р	Р	Р	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 lowincome housing located within three hundred feet		Social Services Social services: an establishme nt providing social services and rehabilitatio n services, including only uses			C	1 P1 C	<u>P1</u> <u>C</u>	P1 C	Р	Р	P	P P		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.

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SIC # SPECIFIC LAND USE	A	F	М	RA	UR	R1 8	I- F							· ·	DEVELOPMENT CON	IDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	<u>R-1</u>	R-4 R-8	R12 -48	NB	СВ			I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
Services •8351 Child Day Care Services •8361 Residentia I Care Industry Group •8399 Social Services, Not Elsewhere Classified															of the site on which the social ser located.  c. Before filing an application department, the applicant shall he meeting in accordance with K.C.O. 31. Subject to review and approto comply with trail corridor provision chapter 21A.14 when located in a	n with the bld a community C. 20.20.035. bval of conditions sions of K.C.C.		located in SIC Industry Groups: A. 832 - Individual and Family Social Services; B. 833 - Job Training and Vocational Rehabilitatio n Services; and C. 839 - Social Services, Not Elsewhere Classified.	7														Garner
																	836	Other Residential Care (14)							)					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 C			P		PF		Only as a reuse of a public school facility or surplus nonresidential facility subject to K.C.C. chapter 21A.32.     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 ne 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.
Communit y Residentia I Facility-I				С	С	P1 .a C	4 F	)	P3	P3	P	3	P3		Only as part of a mixed use de urban areas and rural towns and su conditions of K.C.C. chapter 21A.1 a. in the NB zone on properties designation of commercial outside the urban areas, stand-alone towndevelopments are permitted subjections.	ubject to the 4, except that; s with a land use of center (CO) in house	*	Community Residential Facility I				С	С		P8. a C	Р	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	In the committee version: - In the NB zone, remove a provision for CRF townhouse in commercial outside of center in
Communit y Residentia I Facility-II						P1 .b	4 F		P3	P3	P	3 1	P3		21A.12.040, 21A.14.030, 21A.14.0 21A.14.180; and b. in commercial zones in the R of rural towns and on historic prope National Register of Historic Places a King County Landmark, multifam group residence uses are allowed to buildings. 14.a. Limited to domestic violent facilities. b. Limited to domestic violence with no more than eighteen reside	Rural Area outside erties listed in the s or designated as ailly residential, or within existing nice shelter	*	Community Residential Facility II						<u>P8.</u> <u>b</u>	P8.	Р	P5	P5	P5	P5		than eighteen residents and staff.	the urban area.

			EXECUTIV	E TRAN	SMITTAL										COUNCII	_ STRIKER	
SIC # SPECIFIC LAND USE	A F M RA L	JR R1-				I DEVELOPMENT CONDITION		PECIFIC A ND USE	F M	RA UR	R-8	-48		B RB	0	I DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
* Permanent Supportive Housing		and 21		P21 P2	21 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	Sup Hou	manent oportive using			C9	P10 F	P10 P	10 P10	P10	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.
* Recuperati ve Housing		C20   and   21   and   22	P21 and 22	P21 P2 and an 22 22	21 P21 Id and 22 22	chapter created by section 203 of this ordinance).		cuperativ ousing			C11	P11 F	P11 P	11 P11	P11	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:	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,
Emergenc Y Supportive Housing			P21 and 22	P21 P2 and an 22 22	21 P21 and 22 22		Sup	ergency portive using			C11	P11 F	P11 P	11 P11	P11	<ul> <li>(1) A description of the staffing and operational characteristics, including sanitation and basic safety measures required for the facility;</li> <li>(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;</li> <li>(3) A plan for managing the exterior appearance of the site, including keeping the site litter free;</li> <li>(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</li> </ul>	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.
* Emergenc y Shelter		C20   and   21   and   22	P21 and 22	P21 P2 and an 22 22	21 P21 d and 2 22		* Eme She	ergency elter			C11	P11 F	P11 P	11 P11	P11	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.	- Allows these uses in the rural towns.  In the full council striker: - Changes these uses in the R-12 to R-48, NB, CB, RB, and O to permitted Removes allowing these uses in rural towns.
* Microshelt er Villages		C20   and   21   and   22   and   23	P21 and 22 and 23	P21 P2 and 22 and 23 23	<u>and</u> 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).  23. Must be buffered from adjacent properties with:	Villa S	roshelter ages			C12	P12 F	P12 P	12 P12	P12	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.

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SIC # SPECIFIC LAND USE	CA	F	M R	A UF	R1- 8	R12 N -48						#	SPECIFIC LAND USE	A F	· M	RA	UR <u>I</u>	R-4 R-8		NB	СВ			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 locat 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-food 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 an 222	<u>P</u> 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, publiagency, or part of uses located in SIC Social Ser 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 requiremer K.C.C. 21A.14.180 through 21A.14.190, landscag requirements in K.C.C. chapter 21A.16, bicycle parking requirements in K.C.C. 21A.18.030.E, are electric vehicle parking infrastructure requirement K.C.C. 21A.18.140.  22. Allowed if consistent with K.C.C. chapter 21A.XX (the new chapter created by section 197 this ordinance) and K.C.C. chapter 24.XX (the nexthapter created by section 203 of this ordinance)	nts in De nd nts in of ew		Safe Parking					C13	P13	P13	P13	P13 P	13	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 red	

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SIC# SPECIFIC LAND USE	A F	M F	A U	R R		12	NB	СВ	RB	0	-	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	М	RA	UR			R12 I -48	NB (	СВ	RB (	O 1	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
* Interim Housing					P ai 2:	<u>221</u> nd 2	<u> </u>	P21 and 22	P21 and 22	P21 and 22																		This use is removed in the Committee version, as suggested by the Executive.
EDUCATI ON SERVICE S:														EDUCATIO N SERVICES:														
* Elementar y School		P 39 P 40		Р	Р	,		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,	*	Elementary School				P16 P18	P I	P	P F		P	117 F 118 F	P17 P18 P1	17 18	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	No substantive changes. "Public street" language transferred from density and dimensions section.
* Middle/Jun ior High School		P 40 C 39 A 3	end	Р	Р	,	1	P16 C40	P16 C40	P16 C40		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	*	Middle/Juni or High School				P18 C16	P I	) 	o k				P17 P <sup>2</sup> C18 C <sup>2</sup>		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		33 33 C 44 au 3	P2 and I	26 P2	226 P	226		916 C15	P16			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 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	721	P21 F	P21	FC	717 F	P17 P	17	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			C		a C	a C				P17		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						<u>C</u>	С	С			P19 P2		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.
* Specialize d Instruction School	P18	C	19 P1 20 C2 nd I				D [	P	P	P17	38	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		<u>P18</u>		P19 C20	P19 I C20 G	P19 I	P19 F C20 C	P19 F C20	<u>P</u>	<u> </u>	<u> P</u>	17 P 38	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.

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SIC#	SPECIFIC LAND USE	A	F	M F	RA I	JR			NB			-		I DEVELOPMENT CONDITION		IC #	SPECIFIC LAND USE	A F	M	RA	UR	<u>R-1</u>		R12 -48	NB (	СВ			DEVELOPMENT CONDITION  Substantive Change? In Committee Version or Full Council Striker
*	School						D22	D23	0.15	, D1	5 P.	15 01	5 P.	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-fifeet from property lines adjoining residential zones;  b. On lots over two and one-half acres:  (1) Retail sale of items related to the instruction 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 an 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 designate Rural Town and zoned any one or more of UR, R-1, and R-4:  (1) Retail sale of items related to the instruction courses is permitted, provided total floor area for ret 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 department of)) public health - Seattle & King County department of) public health - Seattle with and incidental 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 o	a vive nalls type reple ed in all to see reple ed in all the see reple ed in a		School				D28	D28		D28	C10 F	240 5	210	10 P1	d. Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining ((rural-area-and residential)) RA. UR, and R 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)) UR and R zones;  b. On lots over two and one-half acres:  (1) Retail sale of items related to the instructional courses is ((permitted)) allowed, 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)) allowed with ((Seattle-King-County-department-ef)) 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)) rural town and zoned ((any-one-or-more-of-UR.)) R-1 ((and)) or R-4:  (1) Retail sale of items related to the instructional courses is ((permitted)) allowed, 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)) allowed with ((Seattle-King-County-department-of)) public health: Seattle & King County-department of)) public health: 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 com
×	School District Support Facility				C	23	P23 C	P23 C	C15	6 P1	5   P1	I5 P1	5   P'	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 with a rural town.  23. Only if adjacent to an existing or proposed school.	nin		School District Support Facility				P28 C		P28 C	P28 C	C19 F	P19 F	219   F	19 P1	<ul> <li>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.</li> <li>28. Only if adjacent to an existing or proposed school.</li> </ul>
SIC#	SPECIFIC LAND USE	A	F	M R	RA L	IR .	R1- 8	R12 -48	! NB	СВ	RE	3 0		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.	#	IC													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.
	GOVERN MENT SERVICE S:																												

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SIC#	SPECIFIC LAND USE	A	F	М	RA	UR							I DEVELOPMENT CONDITION	SIC #		A F	M	RA	UR		1-4 R1 1-8 -41		СВ	RB C		DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
	Public agency or utility office				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.	1	Public agency or utility office			P2 C4		P2 P C C	2 P2 C	P	Р	PP	P3	<ul> <li>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.</li> <li>3. Only as an accessory use to another permitted use.</li> <li>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.</li> </ul>	No substantive change.
	Public agency or utility yard				P 27	P27	P27	P27			Р		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 P	5 P5			Р	Р	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										Р	Р	P	*	Public agency archives									P P	Р		No substantive change.
	Court									P4	Р	Р	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	Р	P	Р	P 7. Limited to storefront police offices. Such offices shall not have:	922	Police Facility			P7	P7	P7 P	7 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	Р	Р	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.	s 4	Pire Facility			C8	C8	C8 C	8 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		P 29 C 28 and 33	P29 C28	P29 C28	P29 C28	P	P	P	Р	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 P1 C11 C1	0 P10 1 C11	P10 C11	P10 C11	P10 P C11 C	10 P1	0 P	Р	PP	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			;	C 33 P19	C P19	C P19		Р	Р	Р	Р	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	d *	Commuter Parking Lot				C P(( <del>19</del> )) 29	C P 49		9 .	Р	P P	P(( 35)) 30	1 0 0 ,	No substantive change.

							FXF	CUTI	VF TE	RANSI	MITTAI													CO	INCIL S	STRIKER	
# SPECIFIC LAND USE	A	F	М	RA	UR							I DEVELOPMENT CONDITION	SIC #			F	M	RA	UR <u>F</u>	R-1 R-8		NB	СВ			DEVELOPMENT CONDITION	Substantive Change? In Committee Versio 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 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.	a of					1 <del>9</del> )) 29								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 Stormwate r Managem ent Facility	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 drainag plan. Such facilities serving development within ar area designated urban in the King County Comprehensive Plan shall only be located in the urban area.		Private Stormwater Management t Facility		P13	P13	P13 I	P13 P	P13 P13	P13	P13	P13	P13 P	13 P13		No substantive change.
Vactor Waste Receiving Facility	Р	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	Р	Р	P	P14 I	P14 P	P14 P14	P14	P15	P15	P15 P	15 P	Only as an accessory use to a public agency or utility yard, or to a transfer station.     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.
BUSINES S SERVICE																											
Constructi on 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 sha not be stored on the premises.	*	Construction n and Trade				P38						P P	<u>37 P</u>	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 Transporta tion and Taxi									P25	Р	P10	P 10. Limited to office uses. 25. Limited to private road ambulance services with no outside storage of vehicles.	*	Individual Transportat on and Tax									P(( 25)) 10		1( P		No substantive change.
Trucking and Courier Service									P11	P12	P 13	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.		Trucking and Courier Service									P46	P47 P 4	<u>48</u> <u>P</u>		No substantive change.
Warehousi ng(( <del>, (1)</del> )) and Wholesale Trade (1)												P 1. Except self-service storage.	*_	Warehousir g and Wholesale Trade (39)	1										<u>P</u>		No substantive change.
Self- service Storage							( <del>(P</del> 14))	P37	Р	P	P	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 dear storage of household goods;  d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;		Self-service Storage (14							( <del>(P</del> 14))	P(( 37)) 15	Р	P P	Р	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	Yes in committee version, to prohibit self-service storage in the White Cente UAC.

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SIC#	SPECIFIC LAND USE	A	F M	RA	UR R1		NB					DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M R/	A UR	<u>R-1</u>	R-4 I R-8		IB CE			I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
4222	Farm Product										P	e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials of 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.))  Repealed. 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)) Commercial Centers and the building floor area devoted to such use shall not exceed ten thousand square feet.  38. If the farm product warehousing, refrigeratior and storage, or log storage, is associated with	; 1 422 1	Product											P	((38))16. If the farm product warehousing, refrigeration, and storage(( <del>, or log storage,</del> )) is associated with agriculture activities	No substantive change.
	Warehousi ng, Refrigerati on, and Storage (38)											agriculture activities it will be reviewed in accordance with K.C.C. 21A.08.090.	422	g, Refrigeratio n, and Storage (((38))16)												it will be reviewed in accordance with K.C.C. 21A.08.090.	
	Log Storage (38)	Р		P26 and 33							Р	26. Limited to two acres or less.	*	Log Storage (40)	<u> </u>	2	<u>P4</u>	<u>11</u>							<u>P</u>	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).
	Transporta tion Service										P39	39. Excluding fossil fuel facilities.	<u>47</u>	Transportati on Service											<u>P42</u>	42. Excluding fossil fuel facilities.	No substantive change.
	Freight and Cargo Service								Р	Р	Р		473	Freight and Cargo Service									<u>P</u>	<u>P</u>	<u>P</u>		No substantive change.
472	Passenger Transporta tion Service							Р	Р	Р			472	Passenger Transportati on Service								Р	Р	Р			No substantive change.
48	Communic ation Offices								Р	Р	Р		48	Communica tion Offices									Р	Р	Р		No substantive change.
482	Telegraph and other Communic ations							Р	Р	Р	Р		482	Telegraph and other Communica tions								Р	Р	Р	Р		No substantive change.
	General Business Service						Р	Р	Р	Р		Only as an accessory use to another permitted use.	*	General Business Service							Р	Р	Р		P(( <del>16))</del> 2	46)) 2. Only as an accessory use to another permitted use.	No substantive change.
*	Profession al Office						Р	Р	Р	Р	P16	16. Only as an accessory use to another permitted use.	*	Professional Office							Р	Р	Р	Р	P(( <del>16</del> ))	16)) 2. Only as an accessory use to another permitted use.	No substantive change.
	Outdoor Advertisin								Р	P17	Р	17. No outdoor storage.	731 2	Outdoor Advertising Service									Р	P(( <del>17</del> ))	P	((17))3. No outdoor storage.	No substantive change.
735	g Service Miscellane ous Equipment Rental							P17	Р	P17	P	17. No outdoor storage.	735	Miscellaneo us Equipment Rental								<u>P4</u> :	3 <u>P</u>	<u>943</u>	<u>P</u>	43. No outdoor storage.	No substantive change.
751	Automotiv e Rental and Leasing							Р	Р		Р		751									Р	Р		Р		No substantive change.
	Automotiv e Parking						P20 a	P20 b	P21	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 5	(( P(( 9)) <del>20</del> ) a <u>5</u> b	P(( 21) 6	P(( ) <del>20</del> )) <u>5</u> a	Р	((20)) <u>5</u> .a. No tow-in lots for damaged, abandoned <u>,</u> or otherwise impounded vehicles, and b. Tow-in lots for damaged, abandoned <u>,</u> or otherwise	No substantive change.

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SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-						I DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR <u>R</u>		-4 R′ -8 -4	12 NB 18	СВ			1	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.  ((24))6. No dismantling or salvage of damaged, abandoned, or otherwise impounded vehicles.	
*	Off-Street Required Parking Lot				-32	P32	P32	P32	P32	P32	P32 P	P32 P	32. ((Previded)) 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)				P((   1332))	P(( P 32))	P(1) 32	( P() 322	(( P(( 2)) 32)	P(() 32))	P(( 32))	P(( F 32)) 3	32))	32. Provided)) 11. Only if:  a. Off-street required parking for a land use located in the urban area ((must)) shall be located in the urban area;  b. Off-street required parking for a land use located in the rural area ((must)) shall be located in the rural area; and c.(((1) Except as provided in subsection B.32.c.(2) of this section, o))Off-street required parking ((must)) shall be located on a lot that would ((permit)) allow, 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.))	Yes, in committee version to remove requirement relating to parking in NB zone.
7941	Profession al Sport Teams/Pro moters										P P	)		794 1	Professional Sport Teams/Pro moters										Р	Р			No substantive change.
873	Research, Developm ent, and Testing										P2 P	<sup>2</sup> 2 P	2 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.	873	Research, Developme nt, and Testing (44)										<u>P</u>	<u>P</u> <u>F</u>	_	44. Except SIC Industry 8732-Commercial Economic, Sociological, and Educational Research, see general business service/office.	No substantive change.
*	Heavy Equipment and Truck Repair	:										Р		*	Heavy Equipment and Truck Repair											E	<u>-</u>		No substantive change.
	ACCESS ORY USES:																												
*	Commerci al/Industria I 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			41)) 18	P(( 22)) 7 P(( 41)) 18				22) 7 P((	P(( 22)) 7 P(( 44)) 18	41)) 18	P(( F 41)) 4 18 1	14)) 1 <u>8</u>	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.  ((41))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 "onsite use" including net metering as well as charging of vehicles onsite 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	C23	C24 C	C23 C	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				((4 <del>0</del> )))17	C(( <u>C:</u>	5 C( 23 8	( C( 23 8	(( C(( C33)) 23) 8	C(( 23)) 8	C(( 24)) 9	C(( 23)) 2 8 9	9	((23))8. 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.)) ((40))17. Helistops are ((net allowed)) prohibited in the RA zone as an accessory to a government or business services use, ((but may be allowed in that zone)) except as part of a search and rescue facility((,-)) subject to K.C.C. 21A.08.100.B.30.	No substantive change.
SIC #	SPECIFI C LAND	Α	F	М	R A	UR	R 1-	R 12	N B	C B	R (	0 1	(4																

							EXE	CUTI	VE TR	ANSI	IITTAL														СО	JNCIL S	STRIKER	
	ECIFIC LAND USE	A	F	M R	A UF	R R1- 8		NB				DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR		₹-4   F ₹-8		NB (	CB F		0 1	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
US	SE					8	- 48				30 }))																	
Ma an Ha	uilding aterials d ardwar Stores		P2 3						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		P2 3						F	P2 I	PF			- ,	No substantive change.
Ga Ce an Fa Su	ursery, arden enter, d	P1 C1		PC	-			P3 1	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.	S	Retail Nursery, Garden Center, and Farm Supply Stores	P1 C 1			P1 C 1				F	P <u>3</u> F	P			a total area of ((twe)) 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	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.
Pro	orest oducts ales	P3 and 4	P4	P aı d 4						Р		3.a. Limited to products grown on site.     b. Covered sales areas shall not exceed a tota area of five hundred square feet.     4. No permanent structures or signs.	ıl *	Forest Products Sales	P3 an d 4	P4		P3 an d 4						F	D			No substantive change.
en Va	epartm t and ariety ores					C 14 a	P1 4	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						4	14	P( 14 (4-44)) 16	P5 I	P			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	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.

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Ş	SIC#S	PECIFIC LAND USE	A	F	M	RA	UR	R1- 8				RB			DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F I	VI R	A l	UR <u>R-1</u>	R-4 R-8	R12 -48	NB	CB F		O I	DEVELOPMENT CONDITION  Substantive Change? In Committee Version or Full Council Striker
	54 [	Food				СЗ		C	P1	P3	P	Р	С	P6	6. Limited to a maximum of five thousand	5	Food			C			((C	P(	P3	P	<b>D</b>	C P6	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.  6. Limited to a maximum of five thousand square feet of gross  Yes, in committee
		ood				0		15 a		1		P			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.	5 4	Stores			<u>C</u> 30			(( <del>)</del> 5 a) P1 4 C 15	P( (4 5))) 16	1 1				floor area.  14.a. ((Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,-I))_mitted to a maximum of ((five)) one thousand square feet of gross floor area;((n-and-subject to K.C.C. 21A.12-230; and b.—Before filling an application with the department, the applicant shall hold a community meeting in accordance with K.C.C20-20.935-))  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.C21A.12.230; and b.—Before filling an application with the department, the applicant shall hold a community meeting in accordance with K.C.C20.035-))  b. Drive-throughs are 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-II) Limited to a maximum of five 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-II) 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 me

									EXE	CUTI	/E TR	RANS	MITTA	L													COL	INCIL	STRIKER	
SI		ECIFIC AND JSE	A	F	M	RA	UR						Ο	ı	DEVELOPMENT CONDITION	SIC #		A	F	M	RA (	JR <u>R</u>	<u>-1</u> R-	4 R12 8 -48	NB	СВ	RB (		DEVELOPMENT CONDITION  Cor o	Substantive Change? In ommittee 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.	
*	al								P2 5	5	5	5	P2 5	5	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	5	5	P2 F 5 5	5	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.	lo substantive hange.
*		mers rket	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 <u>P</u>	2 P2 4	2 P2 4	P2 4	P2 4	P2 F 4 4	2 P2 4		lo substantive hange.
*	and	tor hicle d Boat alers										P8		Р	Excluding retail sale of trucks exceeding one- ton capacity.	*	Motor Vehicle and Boat Dealers										P8	Р	or Enduring rotal date or a done of the control of	lo substantive hange.
55	Su <sub>l</sub> Sto	pply ores										P9		Р	Only the sale of new or reconditioned automobile supplies is permitted.	5 5 3	Auto Supply Stores									P9		Р	' '	lo substantive hange.
55	Sei	soline rvice itions								Р	Р	Р		Р			Stations								Р	Р	Р	Р	140	lo substantive hange.
56	and	parel d cessor tores									Р	Р					Apparel and Accessory Stores									Р	Р			lo substantive hange.
*	Fur and Ho Fur	niture									Р	P				*	Furniture and Home Furnishings Stores									Р	Р			lo substantive hange.
58	and Dri	_				P2 1 C1 9		P 20 C 16	P 20 P 16	P 10	Р	P	Р	Р	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 drivethrough sales; or  b. an accessory use to a recreation or multiuse park, limited to a total floor area of three thousand	i i	Eating and Drinking Places				P2 1 C 19	<u>P</u> 0	2 P2 0 (((6 16 ))) P1 4 C 15	0 P1 6	P1 0	Р	PF	P	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	es, in committee ersion to allow as permitted use in ne R-4 through R-zones with a ,000 square foot naximum and evelopment onditions limiting rive-throughs, oise, parking and ours of operation. Illow these uses, vith a CUP, to aise the size from ,000 square feet o 2,500 square eet. Allow these uses in the R-12

										ΕX	ECU	ITIVE	E TR	ANS	SMIT	TAL																COUN	CIL ST	RIKER	
SIC	# SPECIFIC LAND USE	; ,	A	F	M	RA	U	R I			2 N						_	DEVELOPMENT CONDITION	SIC #		A	F	M	R	A U	R <u>R</u> .		-4 R′ -8 -4		ВС	ВБ			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 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 park and limited to a total floor area of one thousand five hundred 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			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				3 3						F	P7   F	77		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 115	P1 5	F   1	23	P	P		0		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							P4 C 1:	1 P (4 5 5 11	- ))   <u>1</u>	P <u>3</u> F	P	С		14.a. ((Not in R-1 and limited to SIC Industry No. 5331-Variety Steres,-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

								EXE	CUTI	VE TF	RANSI	/IITTAL													CC	UNCIL S	STRIKER
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8				RB		DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M F	AS	UR <u>R-</u>	1 R-4 R-8	R12 -48	NB	СВ		0 I	DEVELOPMENT CONDITION  Substantive Change? In Committee Version or Full Council Striker
																											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 II)) Limited to a maximum of five thousand square feet of gross floor area; ((and subject to K.C.C. 214.12.230, 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 required parking 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.
*	(( <del>Marijua</del> na)) Cannabis retailer									P 26 C 27	С		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 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 )) <u>Cannabis</u> 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 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 existing retail ((marijuana)) cannabis activity any not be within one thousand feet of any lot line of any lot having any area devoted to existing 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 more than one Notice of ((Marijuana)) 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 perm

								EXE	CUTI	IVE TE	RANSI	/IITTAI	L													COL	JNCIL	STRIKER
SIC#	SPECIFIC	Α	F	М	RA	UR	R1-				RB			DEVELOPMENT CONDITION	SIC	SPECIFIC	Α	F	VI RA	A U	IR <u>R-1</u>	R-4	R12	2 NB	СВ		0	DEVELOPMENT CONDITION Substantive
	LAND						8	-48							#	LAND USE						R-8	-48	3				Change? In
	USE																											Committee Version
																												or Full Council
														Analisation to King Occuptor														Striker Striker
														Application to King County; (2) if the Washington state Liquor and Cannabis														submitted to the department declaring retail ((marijuana))
														Board issues more than one Notice of ((Marijuana))	•													cannabis activity as an intended use; (3) if more than one building permit or change of use permit
														Cannabis Application on the same date, then the														application was submitted on the same date, or if no building
														director shall determine compliance based on the														permit or change of use permit application was submitted, then
														date either any complete building permit or change of	f													the director shall determine compliance based on the date a
														use permit application, or both, were submitted to the	9													complete business license application was submitted; and
														department declaring retail ((marijuana)) cannabis														(4) if a business license application was not submitted or
														activity as an intended use;														more than one business license application was submitted, then
														(3) if more than one building permit or change of use permit application was submitted on the same	T													the director shall determine compliance based on the totality of the circumstances, including, but not limited to, the date that a
														date, or if no building permit or change of use permit														retail (( <del>marijuana</del> )) cannabis license application was submitted to
														application was submitted, then the director shall														the Washington state Liquor and Cannabis Board identifying the
														determine compliance based on the date a complete	!													lot at issue, the date that the applicant entered into a lease or
														business license application was submitted; and														purchased the lot at issue for the purpose of retail ((marijuana))
														<ul><li>(4) if a business license application was not</li></ul>														cannabis use, and any other facts illustrating the timing of
														submitted or more than one business license														substantial investment in establishing a licensed retail
														application was submitted, then the director shall														((marijuana)) cannabis use at the proposed location.
														determine compliance based on the totality of the circumstances, including, but not limited to, the date														e. Retail (( <del>marijuana</del> )) <u>cannabis</u> businesses licensed by the Washington state Liquor and Cannabis Board and operating
														that a retail ((marijuana)) cannabis license application	n													within one thousand feet of each other as of August 14, 2016,
														was submitted to the Washington state Liquor and														and retail (( <del>marijuana</del> )) <u>cannabis</u> businesses that do not require a
														Cannabis Board identifying the lot at issue, the date														permit issued by King County, that received a Washington state
														that the applicant entered into a lease or purchased														Liquor and Cannabis Board license to operate in a location within
														the lot at issue for the purpose of retail ((marijuana))														one thousand feet of another licensed retail ((marijuana))
														<u>cannabis</u> use, and any other facts illustrating the timing of substantial investment in establishing a														cannabis business ((prior to)) before August 14, 2016, and that
														licensed retail (( <del>marijuana</del> )) <u>cannabis</u> use at the														King County did not object to within the Washington state Liquor and Cannabis Board ((marijuana)) cannabis license application
														proposed location.														process, shall be considered nonconforming and may remain in
														e. Retail (( <del>marijuana</del> )) cannabis businesses														((their)) the business' current location, subject to the provisions of
														licensed by the Washington state Liquor and														K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses,
														Cannabis Board and operating within one thousand														except:
														feet of each other as of August 14, 2016, and retail														(1) the time periods identified in K.C.C. 21A.32.045.C. shall
														((marijuana)) cannabis businesses that do not require a permit issued by King County, that received	,													be six months; and (2) the gross floor area of a nonconforming retail outlet may
														a Washington state Liquor and Cannabis Board	,													be increased up to the limitations in subsection B.26.a. and
														license to operate in a location within one thousand														B.26.b. of this section.
														feet of another licensed retail ((marijuana)) cannabis														27. Per lot, limited to a maximum aggregated total of five
														business ((prior to)) before August 14, 2016, and that														thousand square feet gross floor area devoted to, and in support
														King County did not object to within the Washington														of, the retail sale of (( <del>marijuana</del> )) <u>cannabis</u> , and(( <del>;</del> )) <u>:</u>
														state Liquor and Cannabis Board (( <del>marijuana</del> ))														a. Any lot line of a lot having any area devoted to retail
														cannabis license application process, shall be														((marijuana)) cannabis activity ((must)) shall be one thousand
														considered nonconforming and may remain in ((their)) the businesses' current locations, subject to														feet or more from any lot line of any other lot having any area devoted to retail ((marijuana)) cannabis activity; and any lot line
														the provisions of K.C.C. 21A.32.020 through														of a lot having any area devoted to new retail ((marijuana))
														21A.32.075 for nonconforming uses, except:														cannabis activity may not be within one thousand feet of any lot
														<ol><li>the time periods identified in K.C.C.</li></ol>														line of any lot having any area devoted to existing retail
														21A.32.045.C. shall be six months; and														((marijuana)) <u>cannabis</u> activity; ((and))
														(2) the gross floor area of a nonconforming retail outlet may be increased up to the limitations in	II													b. Whether a new retail (( <del>marijuana</del> )) <u>cannabis</u> activity complies with this locational requirement shall be determined
														subsection B.26.a. and B.26.b. of this section.														based on the date a conditional use permit application submitted
														27. Per lot, limited to a maximum aggregated total														to the department of local services, permitting division, became
														of five thousand square feet gross floor area devoted														or was deemed complete, and:
														to, and in support of, the retail sale of ((marijuana))														(1) if a complete conditional use permit application for the
														cannabis, and((;)):														proposed retail ((marijuana)) cannabis use was not submitted, or
														a. Any lot line of a lot having any area devoted to														if more than one conditional use permit application became or
														retail ((marijuana)) cannabis activity must be one thousand feet or more from any lot line of any other														was deemed complete on the same date, then the director shall determine compliance based on the date the Washington state
														lot having any area devoted to retail (( <del>marijuana</del> ))														Liquor and Cannabis Board issues a Notice of (( <del>Marijuana</del> ))
														cannabis activity; and any lot line of a lot having any														Cannabis Application to King County;
														area devoted to new retail ((marijuana)) cannabis														(2) if the Washington state Liquor and Cannabis Board
														activity may not be within one thousand feet of any														issues more than one Notice of (( <del>Marijuana</del> )) <u>Cannabis</u>
														lot line of any lot having any area devoted to existing														Application on the same date, then the director shall determine
														retail ((marijuana)) cannabis activity; ((and))														compliance based on the date either any complete building
														<ul> <li>b. Whether a new retail ((marijuana)) cannabis</li> <li>activity complies with this locational requirement shall</li> </ul>														permit or change of use permit application, or both, were submitted to the department declaring retail ((marijuana))
														be determined based on the date a conditional use	"													cannabis activity as an intended use;
														permit application submitted to the department of														(3) if more than one building permit or change of use permit
														local services, permitting division, became or was														application was submitted on the same date, or if no building
														deemed complete, and:														permit or change of use permit application was submitted, then
														(1) if a complete conditional use permit														the director shall determine compliance based on the date a
														application for the proposed retail ((marijuana))														complete business license application was submitted; and

									EXE	CUTI	VE T	RANS	MITTA	\L													CC	UNCIL	STR	RIKER	
SI	l L	ECIFIC LAND USE	A	F	M	RA	UR	R1- 8		2 NB					DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	VI R	A U	R <u>R-1</u>	R-4 R-8	R12 -48	NB	СВ				DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
															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 or more than one business license application was submitted to 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 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 license application process, shall be considered nonconforming and may remain in ((their)) the business' current location, subject to t	of ee of the control														(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 am 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.	Striker
	Sto	quor ores									P	Р				9	Liquor Stores									Р	P				No substantive change.
5	An Se an Sh	oods: atiques/ econdh d nops										P				5 9 3	Used Goods: Antiques/ Secondhan d Shops										P				No substantive change.
*		oorting oods d			2	2	P2 2 an	P2 2 an	2	P2 2 an	9	2 P2 9	2	P2 2 an	a. a large active recreation and multiuse park in	*	Sporting Goods and Related		F 2 3	P2   F !   2 in   a	2   P   2 n   a	2 <u>P2</u> 2 n <u>an</u>	P2 2 an	P2 2 an	P2 2 an	P2 9	P2 9	P2 P2 2 2 an ar		22. Only as an accessory use to:     a. a large active recreation and multiuse park in the urban ((growth)) area; or	No substantive change.

Service Comments of the commen								E	EXEC	CUTIV	/E TF	RANS	MITT	AL													COL	NCIL S	TRIKER	
Baco	LAND	C A	F	М	RA	UF	R R	1- F	R12						DEVELOPMENT CONDITION			A F	М	RA	A UI	R <u>R-1</u>				СВ			DEVELOPMENT CONDITION	Change? In Committee Version
Single-street Part of the Street of Street Street Part of Street Part of Street Street Part of															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 availabl 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	g	Stores				d 29	d 29	d 29	d 29					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	
	Stationer y, Video, and Art Supply						1	5	P1 5	P					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		Stationery, Video, and Art Supply Stores						15	<u>16</u>	1	P	P		Steres, I))_imited 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.))  D. 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))_imited 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)) _imited 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	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

							EXE	CUTI	VE TR	RANSI	MITTAI	L													COUN	CIL ST	RIKER	
SIC#	SPECIFIC	Α	F	M RA	UF	R1-		NB	СВ	RB	0	1	DEVELOPMENT CONDITION	SIC		Α	F	M R	RA UI	R <u>R-1</u>			NB	СВ	RB O	1	DEVELOPMENT CONDITION	Substantive
	LAND USE					8	-48							#	LAND USE						R-8	-48						Change? In Committee Version or Full Council
	Stores														Stores													Striker change.
*	Monume									Р				*	Monuments										Р			No substantive
	nts,														<u>,</u>													change.
	Tombsto nes, and														Tombstone s. and													
	Gravesto														Gravestone													
*	nes Hobby,							P	Р	В				*	s Hobby,								P <u>3</u>	D	P		31. In rural neighborhood commercial centers, limited to fifteen	Yes. in committee
	Toy,							Г	-	F					Toy, Game								1	Г	F		thousand square feet of gross floor area.	version added size
	Game														Shops													limitation.
*	Shops Photogra							Р	P	Р				*	Photograph								P <u>3</u>	Р	P		31. In rural neighborhood commercial centers, limited to fifteen	Yes, in committee
	phic and							ľ	'	•					ic and								1	•			thousand square feet of gross floor area.	version added size
	Electroni c Shops														Electronic Shops													limitation.
*	Fabric								Р	Р				*	Fabric									Р	Р			No substantive
	Shops									1_					Shops											_		change.
598	Fuel Dealers								C 11	Р		Р	11. No outside storage of fuel trucks and equipment.	5	Fuel Dealers									C 11	Р	Р	11. No outside storage of fuel trucks and equipment.	No substantive change
	Dealers								''				equipment.	8	Dealers									''				Change
*	Florist					C	P1	Р	Р	Р	Р		15.a. Not permitted in R-1 and limited to a	*	Florist						<u>P1</u>	P(	P <u>3</u>	Р	P P		14.a. ((Not in R-1 and limited to SIC Industry No. 5331-Variety	Yes in committee,
	Shops					15 a	5						maximum of five thousand square feet of gross floor area and subject to K.C.C. 21A.12.230; and		Shops						P1 4 C	( <del>1</del> 5))	1				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	to allow as a permitted use in the
						<u>ـ</u>							b. Before filing an application with the department,								15	<u>16</u>					b. Before filing an application with the department, the	R-4 through R-8
													the applicant shall hold a community meeting in accordance with K.C.C. 20,20,035.								(( <del>a</del>						applicant shall hold a community meeting in accordance with	zones with a 1,000
													accordance with K.C.C. 20.20.035.								))						K.C.C. 20.20.035.)) b. Drive-throughs are prohibited, except for detached	square foot maximum and
																											buildings for eating and drinking places that do not exceed two	development
																											hundred square feet and are located at an intersection with an arterial;	conditions limiting drive-throughs,
																											c. Amplified noise is prohibited;	noise, parking and
																											d. The maximum on-site parking ratio shall be two spaces per	hours of operation.
																											one thousand square feet and required parking shall not be located between the building(s) and the street; and	Allow these uses, with a CUP, to
																											e. Hours of operation shall be limited to 7:00 a.m. through	raise the size from
																											10:00 p.m.	1,000 square feet
																											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;	to 2,500 square feet. Allow these
																											((and subject to K.C.C. 21A.12.230; and	uses in the R-12
																											b. Before filing an application with the department, the applicant shall hold a community meeting in accordance with	through R-48 zones as a permitted use,
																											K.C.C. 20.20.035.))	with similar
																											<ul> <li>b. Drive-throughs are prohibited, except for detached</li> </ul>	conditions and a
																											buildings for eating and drinking places that do not exceed two hundred square feet and are located at an intersection with an	maximum size of 5,000 square feet.
																											arterial;	Existing locational
																											c. Amplified noise is prohibited;	criteria would be
																											d. The maximum on-site parking ratio shall be two spaces per one thousand square feet and required parking shall not be	removed.
																											located between the building(s) and the street; and	
																											<ul> <li>e. Hours of operation shall be limited to 7:00 a.m. through</li> <li>10:00 p.m.</li> </ul>	
																											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	
																											nundred square reet 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	
																											51. III Turai Heighborhood commercial centers, iiinited to liiteen	

							E	XECU	TIVE	TRAN	SMITTA	L											CO	JNCIL S	TRIKER	
SIC#	SPECIFIC LAND USE	A	F	M R	A U	R R1 8		12 N				'	DEVELOPMENT CONDITION	SIC #		A F	M	RA	UR	R-1 R-4	NB	СВ			DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
																									thousand square feet of gross floor area.	
*	Personal Medical Supply Stores								Р	F	)			*	Personal Medical Supply Stores							Р	P			No substantive change.
*	Pet Shops							P 1	3 P	F	•		31. In rural neighborhood commercial centers, limited to ten thousand square feet of gross floor area.	*	Pet Shops						P <u>3</u> 1	Р	Р		31. In rural neighborhood commercial centers, limited to fifteen thousand square feet of gross floor area.	No substantive change.
*	Bulk Retail								Р	F				*	Bulk Retail							Р	Р			No substantive change.
*	Auction Houses									F 2		Р	12. Excluding vehicle and livestock auctions.	*	Auction Houses								P1 2	Р	12. Excluding vehicle and livestock auctions.	No substantive change.
*	Livestock Sales (28)											Р	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)								L	Р	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 #	SPECIFI C LAND USE	A	F	M A	UI	R R 1- 8		2 B				(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)							P	2 P	2 F	22	P2 C	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.	0	Food and Kindred Products (28)						P2	P2	P2 C	P2 C	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			P <sub>2</sub>									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 onsite. 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/Bre wery /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 onsite. 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		Р	3			Р	1 P	1 F	2	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

						E	XECU	JTIVE	TRAN	SMITT	AL													COU	NCIL S	STRIKER	
SIC # SPECIFIC LAND	Α	FN	I RA	UF	R R	1- R1	12 N		CB R			DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	F	М	RA I	UR R.	-1 R-	-4 R -8 -4	R12 N 48	NB C	В В			DEVELOPMENT CONDITION	Substantive Change? In
USE																											Committee Version or Full Council Striker
rewery			C3	3			7	7 7	7 9		1	primary use is SIC Industry Group No. 01-Growing		wery			С				7	7 7	9		1	is SIC Industry Group No. 01-Growing and Harvesting Crops or	change.
/Distillery Facility II			0									and Harvesting Crops or No. 02-Raising Livestock and Small Animals;		/Distillery Facility II			30									No. 02-Raising Livestock and Small Animals; b. Only allowed on lots of at least two and one-half acres,	
												b. Only allowed on lots of at least two and one-														except that this requirement shall not apply on Vashon-Maury	
												half acres, except that this requirement shall not apply on Vashon-Maury Island to winery, brewery, or	-													Island to winery, brewery, or distillery business locations in use and licensed to produce by the Washington state Liquor and	
												distillery business locations in use and licensed to														Cannabis Board before January 1, 2019, and that in the RA	
												produce by the Washington state Liquor and Cannabis Board before January 1, 2019, and that in														zone, for sites that contain a building designated as historic resource under K.C.C. chapter 20.62, only allowed on lots of at	
												the RA zone, for sites that contain a building														least two acres;	
												designated as historic resource under K.C.C. chapte 20.62, only allowed on lots of at least two acres;	r													c. The aggregated floor area of structures and areas for winery, brewery, distillery facility uses shall not exceed three	
												c. The aggregated floor area of structures and														thousand five hundred square feet, unless located in whole or in	
												areas for winery, brewery, distillery facility uses shall not exceed three thousand five hundred square feet,														part in a structure designated as historic resource under K.C.C. chapter 20.62, in which case the aggregated floor area of	
												unless located in whole or in part in a structure														structures and areas devoted to winery, brewery, distillery facility	
												designated as historic resource under K.C.C. chapte	r													uses shall not exceed seven thousand square feet in the RA zone and five thousand square feet in the A zone. Decks that	
												20.62, in which case the aggregated floor area of structures and areas devoted to winery, brewery,														are not occupied and not open to the public are excluded from	
												distillery facility uses shall not exceed seven														the calculation for maximum aggregated floor area;	
												thousand square feet in the RA zone and five thousand square feet in the A zone. Decks that are														d. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a minimum distance of seventy-five	
												not occupied and not open to the public are excluded	t													feet from interior property lines adjoining rural area and	
												from the calculation for maximum aggregated floor area;														residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62, except that on	
												d. Structures and parking areas for winery,														Vashon-Maury Island this setback requirement shall not apply to	
												brewery, distillery facility uses shall maintain a minimum distance of seventy-five feet from interior														structures and parking areas in use on December 4, 2019, by existing winery, brewery or distillery business locations licensed	
												property lines adjoining rural area and residential														to produce by the Washington state Liquor and Cannabis Board	
												zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62, except														before January 1, 2019; e. In the A zone, sixty percent or more of the products	
												that on Vashon-Maury Island this setback														processed must be grown on-site. At the time of the initial	
												requirement shall not apply to structures and parking areas in use on December 4, 2019, by existing														application under K.C.C. chapter 6.74, the applicant shall submit a projection of the source of products to be produced;	
												winery, brewery or distillery business locations														f. At least two stages of production of wine, beer, cider or	
												licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019;														distilled spirits, such as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the Washington state	
												e. In the A zone, sixty percent or more of the														Liquor and Cannabis Board production license, shall occur on-	
												products processed must be grown on-site. At the														site. At least one of the stages of production occurring on-site	
												time of the initial application under K.C.C. chapter 6.74, the applicant shall submit a projection of the														shall include crushing, fermenting or distilling; g. In the A zone, structures and area for non-agricultural	
												source of products to be produced;														winery, brewery, distillery facility uses shall be located on	
												f. At least two stages of production of wine, beer, cider, or distilled spirits, such as crushing.														portions of agricultural lands that are unsuitable for agricultural purposes, such as areas within the already developed portion of	
												fermenting, distilling, barrel, or tank aging, or														such agricultural lands that are not available for direct agricultural	
												finishing, as authorized by the Washington state Liquor and Cannabis Board production license, shall														production, or areas without prime agricultural soils. No more than one acre of agricultural land may be converted to a	
												occur on-site. At least one of the stages of														nonagricultural accessory use;	
												production occurring on-site shall include crushing, fermenting, or distilling;														h. Tasting and retail sales of products produced on-site may occur only as accessory to the primary winery, brewery, distillery	
												g. In the A zone, structures and area for non-														production use and may be provided in accordance with state	
												agricultural winery, brewery, distillery facility uses shall be located on portions of agricultural lands that														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	
												are unsuitable for agricultural purposes, such as														and shall be included in the aggregated floor area limitation in	
												areas within the already developed portion of such agricultural lands that are not available for direct														subsection B.3.c. of this section. The limitation on tasting and retail sales of products produced on-site shall not apply on	
												agricultural production, or areas without prime														Vashon-Maury Island to winery, brewery, or distillery business	
												agricultural soils. No more than one acre of agricultural land may be converted to a														locations in use and licensed to produce by the Washington state Liquor and Cannabis Board before January 1, 2019, or on sites	
												nonagricultural accessory use;														in the RA zone that contain a building designated as historic	
												h. Tasting and retail sales of products produced														resource under K.C.C. chapter 20.62. Incidental retail sales of	
												on-site may occur only as accessory to the primary winery, brewery, distillery production use and may be														merchandise related to the products produced on-site is allowed subject to the restrictions described in this subsection B.3. Hours	
												provided in accordance with state law. The area														of operation for on-site tasting of products shall be limited as	
												devoted to on-site tasting or retail sales shall be limited to no more than thirty percent of the														follows: Mondays, Tuesdays, Wednesdays and Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00	
												aggregated floor area and shall be included in the														p.m.; and Fridays, Saturdays and Sundays, tasting room hours	
												aggregated floor area limitation in subsection B.3.c. of this section. The limitation on tasting and retail														shall be limited to 11:00 a.m. through 9:00 p.m.; i. Access to the site shall be directly to and from an arterial	
												sales of products produced on-site shall not apply on														roadway, except that this requirement shall not apply on Vashon-	
												Vashon-Maury Island to winery, brewery, or distillery														Maury Island to winery, brewery, distillery facility business	
												business locations in use and licensed to produce by														locations in use and licensed to produce by the Washington state	

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

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

								EXEC	CUTIV	E TRAN	SMITTA	L													CC	OUNC	IL ST	RIKER	
SIC	# SPECIFIC	Α	F	M F	RA I	UR				CB R			DEVELOPMENT CONDITION	SIC	SPECIFIC	Α	F	M R	A U	R <u>R-1</u>	R-4	R12	NB	СВ			1	DEVELOPMENT CONDITION Substanti	ve
	LAND						8	-48						#	LAND USE						R-8	-48						Change?	n
	USE																											Committee Ve	
																												or Full Cou	
													cider, or distilled spirits, such as crushing,															Striker	
													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	a															
													impervious surface for the zone in accordance with																
													K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is	3															
													less.																
													31.a. Limited to businesses with non-retail brewery	y															
													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	r															
													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	g															
													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	9															
													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.																
													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 open to the																
													public are excluded from the calculation for																
													maximum aggregated floor area; 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	е															
													ten acres;																
													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;																
													e. Structures and parking areas for winery, brewery, distillery facility uses shall maintain a																
													brewery, distillery racility uses shall maintain a																

									ANSM																	L ST	RIKER	
SIC#	SPECIFIC LAND USE	A	F	M R	A U	R1- R 8 -4	NB	СВ	RB	0	ı	DEVELOPMENT CONDITION	SIC #			F	M i	RA (	UR <u>R-</u>	1 R-4 R-8	R12 -48	? NB	СВ	RB	0		Ch Commi	bstantive nange? In nittee Version ull Council
	Winery/B	C1		C			C	C	C		C	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, bee 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 production, or areas without prime agricultural production, or areas without prime agricultural soils. No more than one acre of agricultural production, or areas without prime agricultural and 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 and shall be included in the aggregated floor area and shall be included in the aggregated floor area and shall be included in the aggregated floor area and shall be included in the aggregated floor area and shall be included in the aggregated floor area and shall be included in the aggregated floor area and shall be included in the aggregated floor	g, tt.	Winery/Bre								C	C	С		C3	12.a. In the A zone, only allowed on sites where the primary  No su	striker
	rewery /Distillery Facility III	2		2			29	29	29		31			wery /Distillery Facility III	12			12				29	29	29		1	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	ge.

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SIC # SPECIFIC	CA	F	M RA	A UR	R1-						DEVELOPMENT CONDITION	SIC		A F	M	RA	UR	<u>R-1</u>	R-4	R12	NB	СВ			DEVELOPMENT CONDITION	Substantive
LAND					8	-48						#	LAND USE							-48						Change? In
USE																										Committee Version
																										or Full Council
																									open to the public are excluded from the calculation for maximum	Striker
																									aggregated floor area;	
																									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;	
																									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;	
																									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;	
																									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; I. 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.	
																									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	
																	1								reet from interior property lines aujoining rural area and	

								EXE	CUTI	VE T	RANSI	MITTAI															COU	NCIL S	TRIKER
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8		NB			0		DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR R	<u>-1</u> R- R-	-4 R′ -8 -4	12 N 8	ВС	B R			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 onsite 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 should 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 for the tasting and retail areas should be lim
*	Materials Processi ng Facility		3	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		3 C		P1 66 CC								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

								EXE	CUTIVE	E TRA	NSM	ITTA	L													COUNC	CIL ST	RIKER	
SIC#	SPECIFIC LAND USE	Α	F	М	RA	UR	R1-		NB					DEVELOPMENT CONDITION	\$10 #		SPECIFIC LAND USE	Α	F	M R	A UR	R-1	R-4 R-8	NB (	СВ		1	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
														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 cut 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.	t <u>pic</u>													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.	Striker
22	Textile Mill Products												С		2 2		Textile Mill Products										С		No substantive change.
23	Apparel and other Textile Products										С		Р		3	3   4	Apparel and other Textile Products									С	Р		No substantive change.
24	Wood Products, except furniture	P4 P 18	P4 P 18 (( G 5)))		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 SI 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 if 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 require 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.	in lal be	2 \ F \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Wood Products, except furniture	8	P1 8 (( G 5))	P 8 C (E)	((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 heurs-ef)) 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.	No substantive change.
25	Furniture and Fixtures		P 19		P 19						С		Р	Limited to manufacture of custom made wood furniture or cabinets.	d 2 5	5 a	Furniture and Fixtures		P 19	1 1						С	Р		No substantive changes
26	Paper and Allied												С		6	6 /	Paper and Allied Products										С		No substantive changes

								ΕX	ECU <sup>-</sup>	TIVE	TRA	ANSI	MITTA	\L														CO	JNCIL S	STRIKER	
SIC #	SPECIFIC LAND USE	A	F	М	RA	UR	R1- 8		2 N						I DEVELOPMENT CONDITION	SIC #		ECIFIC ID USE	A	FN	I R	A U	R <u>R-1</u>	R-4 R-8	R12 -48	NB	СВ		0 I	DEVELOPMENT CONDITION C	Substantive Change? In Committee Version or Full Council Striker
	Products													1_																	
27	Printing and Publishin g								P	7   1	P7	P7 C	P7 C	P	<ol> <li>7. Limited to photocopying and printing services offered to the general public.</li> </ol>	7	Printi and Publis	ing ishing								P7		P7 F	P7 P		
*	((Marijua na)) Cannabis Processo r I	P 20			P 27						P 21 C 22 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	P 21 C 22			20.a. Only allowed on lots of at least four and one-half acres; b. Only as an accessory use to a Washington state Liquor ((Centrel)) and Cannabis Board licensed ((marijuana)) cannabis production facility on the same lot; c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; 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 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 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. 21.a. Only in the CB and RB zones located outside 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 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 to 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. 22.a. Only in the CB and RB zones located outside the urban growth area; b. Per lot, the aggregated total gross floor area devoted to the use of, and in support of, proce		)) <u>Ca</u> ı	rijuana Innabis essor I	P2 0		P 7	22						P2 1 C 22	<u>P2</u> <u>5</u> <u>C2</u> <u>6</u>	b. Only as an accessory use to a Washington state Liquor ((Control)) and Cannabis Board licensed ((marijuana)) cannabis production facility on the same lot;	No substantive changes

								EX	ECUT	IVE 1	RANS	MITTA	L													C	OUNCI	L ST	RIKER	
SIC#	SPECIFIC LAND USE	A	F	М	RA	UR	R1 8		2 NE		B RB			DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	Α	F	M	RA I	UR <u>R</u> -	<u>1</u> R R	4 R1: 8 -48	2 NB	СВ		0	1	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 ((prier-te)) 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-hal 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-Maur 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.	5 S S S S S S S S S S S S S S S S S S S														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 producers or ((marijuana)) cannabis producers or (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.	Striker
	((Marijua na)) Cannabis Processo r II									F 2: C 2:	3 23 C		P 25 C 26	b. With a lighting plan, only if required by K.C.C.		((Marijuana )) <u>Cannabis</u> Processor II									P2 3 C 24	P2 3 C 24		5 C2 6	23.a. Only in the CB and RB zones located inside the urban ((grewth)) area, except the White Center unincorporated activity center;  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, except the White Center unincorporated activity center;  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

							EXEC	JTIVE '	TRAN	SMIT	ΤΔΙ													COU	ICII ST	RIKER	
	PECIFIC LAND USE	A	F M	RA	UR	R1-   I						DEV	ELOPMENT CONI	DITION	SIC #	SPECIFIC LAND USE	A	F N	I RA	UR	R-4 R1 R-8 -4	12 NB 8	СВ			DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
												the site; and d. Per lot, th devoted to the L ((marijuana)) ca authorized prod be limited to a n feet. 25.a. With a li K.C.C. 21A.12.2 b. Only with applied for a Pu of Construction issued to either ((marijuana)) ca require that a Pr of Construction ((marijuana)) ca the site; and c. Per lot, lin two thousand so to, and in support cannabis togeth production of ((fr 26.a. With a li K.C.C. 21A.12.2 b. Only with applied for a Pu of Construction issued to either ((marijuana)) ca require that a Pr of Construction issued to either ((marijuana)) ca require that a Pr of Construction ((marijuana)) ca the site; and c. Per lot, lin thirty thousand se devoted to, and ((marijuana)) ca	documentation that get Sound Clean A Permit. All departr ((marijuana)) cannonabis processors uget Sound Clean A Permit be approvenabis products armited to a maximum quare feet of gross ort of, the processint or with any separa marijuana)) cannabighting plan, only if	gross floor area ort of, processing th any separately rea)) cannabis shall nousand square required by at the operator has air Agency Notice ment permits reabis producers or or both, shall Air Agency Notice de before re imported onto aggregate total or floor area devoted by at the operator has air Agency Notice required by at the operator has air Agency Notice ment permits required by at the operator has air Agency Notice ment permits reabis producers or or both, shall Air Agency Notice de before re imported onto aggregate total or s floor area processing of th any separately	f											together with any separately authorized production of ((marijuana)) cannabis shall be limited to a maximum of thirty thousand square feet.  25.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 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.  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 producers or ((marijuana)) cannabis producers or ((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 together with any separately authorized production of ((marijuana)) cannabis.	
s a All Pro	hemical and lied roducts										С				8	Chemicals and Allied Products									С		No substantive change
1 m Re an Re	efining										С				9 1 1	Petroleum Refining and Related Industries									С		No substantive change
an Mi Pla	ubber nd isc. astics roducts										С				3 0	Rubber and Misc. Plastics Products									С		No substantive change
31 Le an Le	eather								C	>	P 33 C	33. Except lea	ather tanning and fi	inishin <u>g.</u>	3	Leather and Leather Goods								С	P <u>3</u> 3 C	33. Except leather tanning and finishing.	No substantive change
Cla Gla an Co Pro	oncrete roducts							F	6 F	9	Р	Wood Kitchen C (excluding plani	uses found in SIC I Cabinets and No. 24 ng mills). n enclosed buildin	431-Millwork,	3 2	Stone, Clay, Glass, and Concrete Products							P( (6) ) 9	P9	P	9. Only within enclosed buildings.	No substantive change. Clarifying/correctio ns made in Committee version.
Me	rimary etal dustrie										С				3	Primary Metal Industries									С		No substantive change

					EXE	ECUT	IVE T	RANS	MITT	AL.												CO	UNCIL S	TRIKER	
SIC#	SPECIFIC LAND USE	Α	F N	I RA L	- R12 -48	2 NE	В СВ	RE	0		DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A F	M	RA	UR <u>R-1</u>	R-4 R-8	R12	NB	СВ			DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
34	s Fabricate d Metal Products									Р		3 4	Fabricated Metal Products										P		No substantive change
35	Industrial and Commer cial Machiner									Р		3 5											Р		No substantive change
351- 55	Heavy Machiner y and Equipme nt									С		3 5 1 - 5	Heavy Machinery and Equipment										С		No substantive change
357	Compute r and Office Equipme nt							С	С	Р		3 5 7	Computer and Office Equipment									C	C P		No substantive change
36	Electroni c and other Electric Equipme nt							С		Р		3 6	Electronic and other Electric Equipment									С	Р		No substantive change
371	Motor Vehicles and Motor Vehicle Equipme nt									C		3 7 1	Motor Vehicles and Motor Vehicle Equipment										<u>C</u>		No substantive change
374	Railroad Equipme nt									С		3 7 4	Railroad Equipment										С		No substantive change
<u>375</u>	Motorcyc les, Bicycles, and Parts									P3 4 C	34. Except gasoline powered motorcycles.	3 7 5	Motorcycle s, Bicycles, and Parts										P3 4 C		No substantive change
376	Guided Missile and Space Vehicle Parts									С		3 7 6	Guided Missile and Space Vehicle Parts										С		No substantive change
379	Miscellan eous Transpor tation Vehicles									С		3 7 9	Miscellane ous Transportat ion Vehicles										С		No substantive change
38	Measurin g and Controllin g Instrume							С	С	Р		3 8	Measuring and Controlling Instruments									С	C P		No substantive change
39	nts Miscellan eous Light Manufact uring							C		Р		3 9	Miscellane ous Light Manufacturi ng									С	P		No substantive change
(( <del>*</del>	Motor Vehicle and Bicycle Manufact									<del>C</del> )		( ( *	Motor Vehicle and Bicycle Manufacturi										C))		No substantive change
*	uring Aircraft,									P1	10. Limited to boat building of craft not exceeding	*	Aircraft,										Р	Limited to boat building of craft not exceeding forty-eight feet	No substantive

								EXE	CUTIV	/E TR	ANSI	ATTIN	L														COUNC	IL ST	RIKER	
SIC	# SPECIFIC LAND USE	A	F	М	RA	UR							ı	DEVELOPMENT CONDITION	SIC #		A	F	M	RA	UR <u>!</u>			12 N 48	IB CE			1	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
753 4											С		Р		7 5 3	Tire Retreadin g										С		Р		No substantive change
78° 82	Productio n/Distribu tion										Р		Р		7 8 1 - 8	Movie Production/ Distribution										P		Р		No substantive change
SIC #	SPECIFI C LAND USE	A	F	М	R A	UR	R 1- 8	R 12 - 48	N B	СВ	R B	0	_		S I C #	SPECIFIC LAND USE	A	F	М		U R	<u>1</u>	R 1 1 8)) F	R- N 12 E - R- 18			0	_		
12	_														1	Coal						9	<u>o</u>							No substantive
13	Mining Oil and Gas Extractio n														1 3	Mining Oil and Gas Extraction														change.  No substantive change.
	AGRICU LTURE:															AGRICULT URE:														
01	Growing and Harvestin g Crops	P	P		P	P	Φ	P 29	P 29	P 29	P 29	P 29	Р	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	22	Growing and Harvesting Crop	Р	P		P	P	<u>P</u>			2 P 30	<u> </u>	P. 30	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.

								EXE	ECUT	ΓΙΥΕ	TRAN	ISMIT	TAL															COUN	CIL ST	RIKER	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8		2 NE					1	DEVELOPMENT CONDITION	SIC #		PECIFIC ND USE	A	F	M	RA	UR <u>I</u>		12 N 48	ВС	B R			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)	Р	Р		P	P								P	6. Allowed in accordance with K.C.C. chapter 21A.30.	0 2	and	sing estock Small mals	Р	Р		Р	P						P	6. Allowed in accordance with K.C.C. chapter 21A.30.	No substantive change.
*	Agricultur al Activities	P 24 C	P 24 C		P 24 C	P 24 C	P2 9 C 30	<u>P2</u> 9	<u>P. 9</u>				P2 99		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 ((warehouseing)) warehousing, storage, including refrigeration, or other similar activities in the RA zones or on farms less than thirty-five acres located in the A zone, or other similar activities shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the alrea	d d d		icultural vities	P 24 C	P 24 C		P 224 C C	P 24 C					2.0 <u>P</u> 30		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)) 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 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 ((warehouseing)) warehousing, storage, including refrigeration, or other similar activities in the RA zones or up to seven thousand square feet on farms greater than thirty-five acres in the A zone; or up to seven thousand square feet on farms greater than thirty-five acres in the A zones; or up to seven thousand five hun	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.

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SIC#	SPECIFIC	Α	F	/ R	A UR	R R				B RB			DEVELOPMENT CONDITION	SIC	SPECIFIC	Α	F	M R	A L	IR <u>R-1</u>	R-4	R1:	2 NB	СВ			DEVELOPMENT CONDITION Substantive
0.0 "	LAND	- `			.   0.	`   ``{	8 -4		`	_		'		#	LAND USE					··   <u>·· ·</u>		-48					Change? In
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	332																										or Full Council
																											Striker
													(2) in the RA and UR zones, only allowed on														hundred)) square feet of covered sales area;
													sites at least four and one-half acres;														(4) forty percent or more of the gross sales of agricultural
													(3) as a permitted use, the covered sales														product sold through the store ((must)) shall be sold by the
													area shall not exceed two thousand square feet,														producers of primary agricultural products;
													unless located in a building designated as a historic														(5) sixty percent or more of the gross sales of agricultural
													resource under K.C.C. chapter 20.62. The														products sold through the store shall be derived from products
													agricultural technical review committee, as														grown or produced in the Puget Sound counties. At the time of
													established in K.C.C. 21A.42.300, may review and														the initial application, the applicant shall submit a reasonable
													approve an increase of up to three thousand five														projection of the source of product sales;
													hundred square feet of covered sales area;														(6) tasting of products, in accordance with applicable
													(4) forty percent or more of the gross sales of	:													health regulations, is allowed;
													agricultural product sold through the store must be														(7) storage areas for agricultural products may be
													sold by the producers of primary agricultural														included in a farm store structure or in any accessory building;
													products;														and
													(5) sixty percent or more of the gross sales of	f													(8) outside lighting is ((permitted)) allowed if there is no
													agricultural products sold through the store shall be														off-site glare.
													derived from products grown or produced in the														c. Retail sales of livestock is (( <del>permitted</del> )) <u>allowed</u> only as
													Puget Sound counties. At the time of the initial														accessory to raising livestock.
													application, the applicant shall submit a reasonable														d. Farm operations, including equipment repair and related
													projection of the source of product sales;														facilities, except that:
													(6) tasting of products, in accordance with														(1) the repair of tools and machinery is limited to those
													applicable health regulations, is allowed;														necessary for the operation of a farm or forest;
													(7) storage areas for agricultural products														(2) in the RA and UR zones, only allowed on sites of at
													may be included in a farm store structure or in any														least four and one-half acres;
													accessory building; and														(3) the size of the total repair use is limited to one percent
													(8) outside lighting is permitted if there is no														of the farm size in the A zone, and up to one percent of the size
													off-site glare.														in other zones, up to a maximum of five thousand square feet
													c. Retail sales of livestock is permitted only as														unless located within an existing farm structure, including, but not
													accessory to raising livestock.														limited to, barns, existing as of December 31, 2003; and
													d. Farm operations, including equipment repair	r													(4) Equipment repair shall not be (( <del>permitted</del> )) <u>allowed</u> in
													and related facilities, except that:														the Forest zone.
													<ol><li>the repair of tools and machinery is limited</li></ol>	t													e. The agricultural technical review committee, as
													to those necessary for the operation of a farm or														established in K.C.C. 21A.42.300, may review and approve
													forest;														reductions of minimum site sizes in the ((rural and residential))
													(2) in the RA and UR zones, only allowed on														RA, UR, and R zones and minimum setbacks from ((rural and
													sites of at least four and one-half acres;														residential))-RA, UR, and R zones.
													(3) the size of the total repair use is limited to														30.a. Permitted as a primary use or an accessory use, except
													one percent of the farm size in the A zone, and up to	)													in accordance with subsection B.30.g. of this section.
													one percent of the size in other zones, up to a														b. A sufficient water supply shall be available to support
													maximum of five thousand square feet unless														cultivation practices on-site;
													located within an existing farm structure, including,														c. The site shall be designed and maintained to prevent water
													but not limited to, barns, existing as of December 31,	,													and fertilizer runoff onto adjacent properties;
													2003; and														d. Compost materials shall be stored at least twenty feet from
													(4) Equipment repair shall not be permitted in	ı													interior lot lines and in a manner that minimizes odors and is not
													the Forest zone.														visible from adjacent properties;
													e. The agricultural technical review committee,														e. Raising livestock and small animals, animal mortality
													as established in K.C.C. 21A.42.300, may review														management, and on-site animal waste storage, disposal, and
													and approve reductions of minimum site sizes in the														processing is not allowed; and
													rural and residential zones and minimum setbacks														f. In the R-1 through R-48 zones:
													from rural and residential zones.														(1) The total lot area devoted to the use shall not exceed
													29.a. Either as a permitted use or an accessory														four thousand square feet.
													use, if:														(2) Structures used for agricultural activities:
													(1) An accessory use does not exceed four														(a) shall not exceed one thousand square feet in gross
													thousand square feet; and														floor area per lot;
													(2) In the R-1 zone, on properties with existing														(b) shall not exceed twelve feet in height, including any
													tree clearing on at least seventy-five percent of the														pitched roof;
													property;														(c) shall be limited to raised garden beds, greenhouses,
													b. A sufficient water supply shall be available to	<u>U</u>													hoop houses, storage sheds, cold frames, and rain barrel
													support cultivation practices on site;														systems; and  (d) are also subject to the development standards that
													c. The site shall be designed and maintained to	2													(d) are also subject to the development standards that
													prevent water and fertilizer runoff onto adjacent														would apply to an accessory structure in the zone, if the use is
													properties;														accessory.  (3) Only machanical aguinment decigned for household use
													d. Compost materials shall be stored at least														(3) Only mechanical equipment designed for household use
													twenty feet from interior lot lines and in a manner														may be used;  (1) Potail color and all other public use shall begin no
													that minimizes odors and is not visible from														(4) Retail sales and all other public use shall begin no
													adjacent properties;														earlier than 8:00 a.m. and end by 7:00 p.m.;
													e. A farm management plan is required; f. Raising livestock and small animals is not														(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
													permitted; and g. In the R-1 through R-48 zones:														
																											shall be stored on-site, each with a gross vehicle weight of ten
													(1) Only mechanical equipment designed for														thousand pounds or less:  (7) One identification sign is allowed, not exceeding one-
													household use may be used;														(1) One identification sign is allowed, not exceeding one-

								EXEC	UTIV	/E TR/	NSMI	TAL													(	COUNC	IL ST	RIKER	
SIC#	SPECIFIC LAND USE	A	F	М	RA	UR	R1-						I DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M F	RAI	UR <u>R</u>	<u>-1</u> R- R-	4 R1 8 -48	2 NE	СВ			ı	DEVELOPMENT CONDITION S C Com	Substantive Change? In nmittee Version r Full Council
													(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 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.  30. Only on properties twenty acres or more in size in the R-1 zone, if:  a. On properties with existing tree clearing on at least seventy-five percent of the property;  b. A sufficient water supply is available to support cultivation practices on site;  c. The site is designed and maintained to prevent water and fertilizer runoff onto adjacent properties;  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;  e. There is an approved farm management plan for the site;  f. No raising livestock and small animals are present; and  g. Approved by a conditional use permit, with additional conditions, as appropriate, to limit and mitigate impacts on surrounding residential areas.	<u>-</u>														hundred square inches in area:     q. 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.	Striker
*	Agricultur al Support Services	P 25 C	P 25 C		26	26	P 26 C		P 27 C 28	P 27 C 28			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:  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  b. the proposed use is allowed under any Farmland Preservation Program conservation easement and zoning development standards.  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:  a. adjoins or is within six hundred sixty feet of the agricultural production district;  b. has direct vehicular access to the agricultural production district;  c. except for farmworker housing, does not use local access streets that abut lots developed for residential use; and  ((b:)) d. has a minimum lot size of four and one-half acres.  27. The agricultural technical review committee, as established in K.C.C. 21A.42.300, may review and approve establishment of agricultural support	5	Agricultural Support Services	P2 5 C	P2 5 C		P2   1	P2 P6 C	2 P2 6 C	2	P2 7 C 28	С				- 1 / / / / / / / / / / / / / / / / / /	substantive ange.

								E.	XEC	UTIV	E TR	ANS	MITT	AL														COUN	CIL ST	RIKER	
SIC # SPECIFIC LAND USE	C	A	F	M	RA	UF	R R'		12							DEVELOPMENT CONDITION	SIC #		A	F	M	R	ΑU	JR <u>R-</u>	-4 R -8 -4	IB C	B R		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.	Striker
* ((Marijua na)) Cannabis producer	<u>s</u> C	P 15 C 22			P 16 C 17						P 18 C 19	P 18 C 19		2	C 221	15. ((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 perent 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 ((seet forth)) required in subsection B.22. of this section.  16. ((Marijuana)) C	t G	((Marijuana )) Cannabis producer	P 15 C 22			P 16 C 177	6			1		8	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 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 producers licensed by the Washington state Liquor and Cannabis producers in all RA zoned areas except for Vashon-Maury Island, that do not require a conditional use permit issued by King	No substantive change.

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SI	C# SPECIFIC	: A	F	M RA	. UR	R1			CB RE			DEVELOPMENT CONDITION	SIC	SPECIFIC	Α	F	VI RA	UR	R <u>R-1</u>	R-4	R12	NB C	CB R	BC		DEVELOPMENT CONDITION Substantive
	LAND	1	•		`   ".	8	-48						#	LAND USE	- ^ `		.		`   <del>```</del>   ;	R-8						Change? In
	USE													271112 002												Committee Version
	332																									or Full Council
																										Striker
												shall be considered nonconforming as to subsection														a Puget Sound Clean Air Agency Notice of Construction Permit.
												B.16.d. and h. of this section, subject to the														All department permits issued to either ((marijuana)) cannabis
												provisions of K.C.C. 21A.32.020 through 21A.32.075														producers or ((marijuana)) cannabis processors, or both, shall
												for nonconforming uses;														require that a Puget Sound Clean Air Agency Notice of
												b. In all rural area zones, only with a lighting plan														Construction Permit be approved before ((marijuana)) cannabis
												that complies with K.C.C. 21A.12.220.G.;														products are imported onto the site:
												c. Only allowed on lots of at least four and one-														f. Production is limited to outdoor, indoor within ((marijuana))
												half acres on Vashon-Maury Island;														cannabis greenhouses, and within nondwelling unit structures
												d. Only allowed in the RA-10 or the RA-20 zone,														that exist as of October 1, 2013, subject to the size limitations in
												on lots of at least ten acres, except on Vashon-Maury	'													subsection B.16.g. of this section; and
												Island;														g. Per lot, the plant canopy, as defined in WAC 314-55-010,
												e. Only with documentation that the operator has														combined with any area used for processing under K.C.C.
												applied for a Puget Sound Clean Air Agency Notice														21A.08.080 shall be limited to a maximum aggregated total of
												of Construction Permit. All department permits														two thousand square feet and shall be located within a fenced
												issued to either ((marijuana)) cannabis producers or														area or ((marijuana)) cannabis greenhouse, that is no more than
												((marijuana)) cannabis processors, or both, shall														ten percent larger than that combined area, or may occur in
												require that a Puget Sound Clean Air Agency Notice														nondwelling unit structures that exist as of October 1, 2013;
												of Construction Permit be approved before														h. Outdoor production area fencing as required by the
												(( <del>marijuana</del> )) <u>cannabis</u> products are imported onto														Washington state Liquor and Cannabis Board and ((marijuana))
												the site;														cannabis greenhouses shall maintain a minimum street setback
												f. Production is limited to outdoor, indoor within														of fifty feet and a minimum interior setback of one hundred feet;
												((marijuana)) cannabis greenhouses, and within														and a minimum setback of one hundred fifty feet from any
												nondwelling unit structures that exist as of October 1,														existing residence; and
												2013, subject to the size limitations in subsection														i. If the two-thousand-square-foot-per-lot threshold of plant
												B.16.g. of this section; and														canopy within fenced areas or ((marijuana)) cannabis
												g. Per lot, the plant canopy, as defined in WAC														greenhouses is exceeded, each and every (( <del>marijuana</del> ))
												314-55-010, combined with any area used for														cannabis-related entity occupying space in addition to the two-
												processing under K.C.C. 21A.08.080 shall be limited														thousand-square-foot threshold area on that lot shall obtain a
												to a maximum aggregated total of two thousand														conditional use permit as ((set forth)) required in subsection
												square feet and shall be located within a fenced area														B.17. of this section.
												or (( <del>marijuana</del> )) <u>cannabis</u> greenhouse, that is no														17. (( <del>Marijuana</del> )) <u>Cannabis</u> production by (( <del>marijuana</del> ))
												more than ten percent larger than that combined														cannabis producers licensed by the Washington state Liquor and
												area, or may occur in nondwelling unit structures that														Cannabis Board is subject to the following standards:
												exist as of October 1, 2013;														a. Only allowed on lots of at least four and one-half acres on
												<ul> <li>h. Outdoor production area fencing as required</li> </ul>														Vashon-Maury Island;
												by the Washington state Liquor and Cannabis Board														b. Only allowed in the RA-10 or the RA-20 zone, on lots of at
												and ((marijuana)) cannabis greenhouses shall														least ten acres, except on Vashon-Maury Island;
												maintain a minimum street setback of fifty feet and a														c. In (( <del>all rural area</del> )) <u>RA</u> zones, only with a lighting plan that
												minimum interior setback of one hundred feet; and a														complies with K.C.C. 21A.12.220.H.;
												minimum setback of one hundred fifty feet from any														d. Only with documentation that the operator has applied for
												existing residence; and														a Puget Sound Clean Air Agency Notice of Construction Permit.
												i. If the two-thousand-square-foot-per-lot														All department permits issued to either (( <del>marijuana</del> )) <u>cannabis</u>
												threshold of plant canopy within fenced areas or														producers or ((marijuana)) cannabis processors, or both, shall
												((marijuana)) cannabis greenhouses is exceeded,														require that a Puget Sound Clean Air Agency Notice of
												each and every ((marijuana)) cannabis-related entity														Construction Permit be approved before ((marijuana)) cannabis
												occupying space in addition to the two-thousand-														products are imported onto the site;
												square-foot threshold area on that lot shall obtain a														e. Production is limited to outdoor and indoor within
												conditional use permit as ((set forth)) required in														((marijuana)) cannabis greenhouses subject to the size
												subsection B.17. of this section.														limitations in subsection B.17.f. of this section;
												17. ((Marijuana)) Cannabis production by														f. Per lot, the plant canopy, as defined in WAC 314-55-010,
												((marijuana)) cannabis producers licensed by the														combined with any area used for processing under K.C.C.
												Washington state Liquor and Cannabis Board is														21A.08.080 shall be limited to a maximum aggregated total of
												subject to the following standards:														thirty thousand square feet and shall be located within a fenced
												a. Only allowed on lots of at least four and one-														area or ((marijuana)) cannabis greenhouse that is no more than
												half acres on Vashon-Maury Island;														ten percent larger than that combined area; and
												<ul> <li>b. Only allowed in the RA-10 or the RA-20 zone,</li> </ul>														g. Outdoor production area fencing as required by the
												on lots of at least ten acres, except on Vashon-Maury	′													Washington state Liquor and Cannabis Board, and (( <del>marijuana</del> ))
												Island;														cannabis greenhouses shall maintain a minimum street setback
												c. In all rural area zones, only with a lighting plan														of fifty feet and a minimum interior setback of one hundred feet,
												that complies with K.C.C. 21A.12.220.G.;														and a minimum setback of one hundred fifty feet from any
												d. Only with documentation that the operator has														existing residence.
												applied for a Puget Sound Clean Air Agency Notice														18.a. Production is not allowed in the White Center
												of Construction Permit. All department permits														unincorporated activity center:
												issued to either ((marijuana)) cannabis producers or														<u>b.</u> Production is limited to indoor only;
												((marijuana)) cannabis processors, or both, shall														((b))c. With a lighting plan only as required by and that
												require that a Puget Sound Clean Air Agency Notice														complies with K.C.C. 21A.12.220.H.;
												of Construction Permit be approved before														((c))d. Only with documentation that the operator has applied
												(( <del>marijuana</del> )) <u>cannabis</u> products are imported onto														for a Puget Sound Clean Air Agency Notice of Construction
												the site;														Permit. All department permits issued to either ((marijuana))
												e. Production is limited to outdoor and indoor														cannabis producers or ((marijuana)) cannabis processors, or
												within ((marijuana)) cannabis greenhouses subject to														both, shall require that a Puget Sound Clean Air Agency Notice
												the size limitations in subsection B.17.f. of this														of Construction Permit be approved before ((marijuana))

								EXE	CUTI	VE TR	RANSI	IITTAL	L													C	OUNG	CIL ST	RIKER	
SIC#	SPECIFIC	Α	F	М	RA	UR	R1-				RB			DEVELOPMENT CONDITION	SIC	SPECIFIC	Α	F	M R	A l	UR R-	1 R-	-4 R	12 NB	в СВ			I	DEVELOPMENT CONDITION	Substantive
	LAND						8	-48							#	LAND USE							-8 -4							Change? In
	USE																													Committee Version
																														or Full Council
																														Striker
														section;															cannabis products are imported onto the site; and	
														f. Per lot, the plant canopy, as defined in WAC															((d))e. Per lot, the plant canopy, as defined in WAC 314-55-	
														314-55-010, combined with any area used for															010, combined with any area used for processing under K.C.C.	
														processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of thirty thousand															21A.08.080, shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a building	
														square feet and shall be located within a fenced area															or tenant space that is no more than ten percent larger than the	
														or ((marijuana)) cannabis greenhouse that is no															plant canopy and separately authorized processing area; and	
														more than ten percent larger than that combined															((e))f. If the two-thousand-square-foot-per-lot threshold is	
														area: and															exceeded, each and every ((marijuana)) cannabis-related entity	
														g. Outdoor production area fencing as required															occupying space in addition to the two-thousand-square foot	
														by the Washington state Liquor and Cannabis Board,	,														threshold area on that parcel shall obtain a conditional use permit	
														and (( <del>marijuana</del> )) <u>cannabis</u> greenhouses shall															as ((set forth)) required in subsection B.19. of this section.	
														maintain a minimum street setback of fifty feet and a															19.a. Production is not allowed in the White Center	
														minimum interior setback of one hundred feet, and a															unincorporated activity center;	
														minimum setback of one hundred fifty feet from any															b. Production is limited to indoor only;	
														existing residence.															((\(\phi\))\(\bar{c}\). With a lighting plan only as required by and that	
														<ul><li>18.a. Production is limited to indoor only;</li><li>b. With a lighting plan only as required by and</li></ul>															complies with K.C.C. 21A.12.220.H.; ((e))d. Only with documentation that the operator has applied	
														that complies with K.C.C. 21A.12.220.G.;															for a Puget Sound Clean Air Agency Notice of Construction	
														c. Only with documentation that the operator has															Permit. All department permits issued to either ((marijuana))	
														applied for a Puget Sound Clean Air Agency Notice															cannabis producers or (( <del>marijuana</del> )) cannabis processors, or	
														of Construction Permit. All department permits															both, shall require that a Puget Sound Clean Air Agency Notice	
														issued to either ((marijuana)) cannabis producers or															of Construction Permit be approved before ((marijuana))	
														((marijuana)) cannabis processors, or both, shall															cannabis products are imported onto the site; and	
														require that a Puget Sound Clean Air Agency Notice															((d))e. Per lot, the plant canopy, as defined in WAC 314-55-	
														of Construction Permit be approved before															010, combined with any area used for processing under K.C.C.	
														((marijuana)) cannabis products are imported onto															21A.08.080, shall be limited to a maximum aggregated total of	
														the site; and															thirty thousand square feet and shall be located within a building	
														d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for															or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.	
														processing under K.C.C. 21A.08.080, shall be limited	,														20.a. Production is limited to indoor only;	
														to a maximum aggregated total of two thousand	'														b. With a lighting plan only as required by and that complies	
														square feet and shall be located within a building or															with K.C.C. 21A.12.220.H.;	
														tenant space that is no more than ten percent larger															c. Only with documentation that the operator has applied for	
														than the plant canopy and separately authorized															a Puget Sound Clean Air Agency Notice of Construction Permit.	
														processing area; and															All department permits issued to either ((marijuana)) cannabis	
														e. If the two-thousand-square-foot-per-lot															producers or ((marijuana)) cannabis processors, or both, shall	
														threshold is exceeded, each and every ((marijuana))															require that a Puget Sound Clean Air Agency Notice of	
														cannabis-related entity occupying space in addition															Construction Permit be approved before ((marijuana)) cannabis	
														to the two-thousand-square foot threshold area on that parcel shall obtain a conditional use permit as															products are imported onto the site; d. Per lot, the plant canopy, as defined in WAC 314-55-010,	
														((set forth)) required in subsection B.19. of this															combined with any area used for processing under K.C.C.	
														section.															21A.08.080, shall be limited to a maximum aggregated total of	
														19.a. Production is limited to indoor only;															two thousand square feet and shall be located within a building	
														b. With a lighting plan only as required by and															or tenant space that is no more than ten percent larger than the	
														that complies with K.C.C. 21A.12.220.G.;															plant canopy and separately authorized processing area; and	
														c. Only with documentation that the operator has															e. If the two-thousand-square-foot-per-lot threshold is	
														applied for a Puget Sound Clean Air Agency Notice															exceeded, each and every ((marijuana)) cannabis-related entity	
														of Construction Permit. All department permits															occupying space in addition to the two-thousand-square-foot	
														issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall															threshold area on that lot shall obtain a conditional use permit as ((set forth)) required in subsection B.21. of this section.	
														require that a Puget Sound Clean Air Agency Notice															21.a. Production is limited to indoor only;	
														of Construction Permit be approved before															b. With a lighting plan only as required by and that complies	
														(( <del>marijuana</del> )) <u>cannabis</u> products are imported onto															with K.C.C. 21A.12.220.H.;	
														the site; and															c. Only with documentation that the operator has applied for	
														d. Per lot, the plant canopy, as defined in WAC															a Puget Sound Clean Air Agency Notice of Construction Permit.	
														314-55-010, combined with any area used for															All department permits issued to either ((marijuana)) cannabis	
														processing under K.C.C. 21A.08.080, shall be limited	1														producers or ((marijuana)) cannabis processors, or both, shall	
														to a maximum aggregated total of thirty thousand															require that a Puget Sound Clean Air Agency Notice of	
														square feet and shall be located within a building or tenant space that is no more than ten percent larger															Construction Permit be approved before ((marijuana)) cannabis products are imported onto the site; and	
														than the plant canopy and separately authorized															d. Per lot, the plant canopy, as defined in WAC 314-55-010,	
														processing area.															combined with any area used for processing under K.C.C.	
														20.a. Production is limited to indoor only;															21A.08.080, shall be limited to a maximum aggregated total of	
														b. With a lighting plan only as required by and															thirty thousand square feet and shall be located within a building	
														that complies with K.C.C. 21A.12.220.G.;															or tenant space that is no more than ten percent larger than the	
														c. Only with documentation that the operator has															plant canopy and separately authorized processing area.	
														applied for a Puget Sound Clean Air Agency Notice															22. (( <del>Marijuana</del> )) <u>Cannabis</u> production by (( <del>marijuana</del> ))	
														of Construction Permit. All department permits															cannabis producers licensed by the Washington state Liquor and	
														issued to either ((marijuana)) cannabis producers or															Cannabis Board is subject to the following standards:	
														((marijuana)) cannabis processors, or both, shall require that a Puget Sound Clean Air Agency Notice															<ul> <li>a. With a lighting plan only as required by and that complies with K.C.C. 21A.12.220.H.;</li> </ul>	
														require that a ruget Sound Clean All Agency Notice															WIUT Ν.Ο.Ο. Δ ΙΜ. ΙΔ.ΔΔΟ.Π.,	

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SIC :	SPECIFIC	Α	F	М	RA	UR	R1-	R12	2 NB	СВ	RB	0	DEVELOPMENT CONDITION	SIC	SPECIFIC	Α	F	M	RA	UR	R-1 R-4	4 R12	NB	СВ			DEVELOPMENT CONDITION Substantive
	LAND						8	-48	3					#	LAND US							3 -48					Change? In
	USE																										Committee Version
																											or Full Council
																											Striker
													of Construction Permit be approved before														b. Only allowed on lots of at least four and one-half acres;
													(( <del>marijuana</del> )) <u>cannabis</u> products are imported onto														c. Only with documentation that the operator has applied for
													the site;														a Puget Sound Clean Air Agency Notice of Construction Permit.
													d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any area used for														All department permits issued to either ((marijuana)) cannabis producers or ((marijuana)) cannabis processors, or both, shall
													processing under K.C.C. 21A.08.080, shall be limited	,													require that a Puget Sound Clean Air Agency Notice of
													to a maximum aggregated total of two thousand	1													Construction Permit be approved before ((marijuana)) cannabis
													square feet and shall be located within a building or														products are imported onto the site;
													tenant space that is no more than ten percent larger														d. Production is limited to outdoor, indoor within ((marijuana))
													than the plant canopy and separately authorized														cannabis greenhouses, and within structures that are
													processing area; and														nondwelling unit structures that exist as of October 1, 2013,
													e. If the two-thousand-square-foot-per-lot														subject to the size limitations in subsection B.22. e. and f. of this
													threshold is exceeded, each and every ((marijuana))														section;
													cannabis-related entity occupying space in addition														e. On lots less than ten acres, per lot, the plant canopy, as
													to the two-thousand-square-foot threshold area on														defined in WAC 314-55-010, combined with any area used for
													that lot shall obtain a conditional use permit as ((set														processing under K.C.C. 21A.08.080 shall be limited to a
													forth)) required in subsection B.21. of this section. 21.a. Production is limited to indoor only;														maximum aggregated total of five thousand square feet and shall be located within a fenced area or ((marijuana)) cannabis
													b. With a lighting plan only as required by and														greenhouse that is no more than ten percent larger than that
													that complies with K.C.C. 21A.12.220.G.;														combined area, or may occur in nondwelling unit structures that
													c. Only with documentation that the operator has														exist as of October 1, 2013;
													applied for a Puget Sound Clean Air Agency Notice														f. On lots ten acres or more, per lot, the plant canopy, as
													of Construction Permit. All department permits														defined in WAC 314-55-010, combined with any area used for
													issued to either ((marijuana)) cannabis producers or														processing under K.C.C. 21A.08.080 shall be limited to a
													((marijuana)) cannabis processors, or both, shall														maximum aggregated total of ten thousand square feet, and shall
													require that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before														be located within a fenced area or (( <del>marijuana</del> )) <u>cannabis</u>
													((marijuana)) cannabis products are imported onto														greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that
													the site: and														exist as of October 1, 2013; and
													d. Per lot, the plant canopy, as defined in WAC														g. Outdoor production area fencing as required by the
													314-55-010, combined with any area used for														Washington state Liquor and Cannabis Board, ((marijuana))
													processing under K.C.C. 21A.08.080, shall be limited	i													cannabis greenhouses and nondwelling unit structures shall
													to a maximum aggregated total of thirty thousand														maintain a minimum street setback of fifty feet and a minimum
													square feet and shall be located within a building or														interior setback of one hundred feet, and a minimum setback of
													tenant space that is no more than ten percent larger														one hundred fifty feet from any existing residence.
													than the plant canopy and separately authorized														
													processing area.														
													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:														
													a. With a lighting plan only as required by and														
													that complies with K.C.C. 21A.12.220.G.;														
													b. Only allowed on lots of at least four and one-														
													half acres;														
													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.22. e. and f. of this														
													section;														
													e. On lots less than ten acres, 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 five 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. On lots ten acres or more, per lot, the plant														
													canopy, as defined in WAC 314-55-010, combined														

								EXE	ECU	ΓΙΥΕ	TRA	NSMI	TTAL	_													COL	NCIL	STRIKER	
SIC#	SPECIFIC LAND USE	A	F	M	R/	4 L	JR	R12 -48		ВС	В	RB	0	_	DEVELOPMENT CONDITION	SIC #		A	F	M	RA	UR	<u>R-1</u>	R12 -48	NB	СВ	RB (		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)) cannabis that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of Octobe 1, 2013; and g. 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 one hundred feet, and a minimum setback of one hundred fifty feet from any existing residence.	d, g														
	Agricultur e Training Facility	C1 0													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 an efficient movement of agricultural vehicles, nor shall 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.	d it	Agriculture Training Facility	C 10											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)) allowed 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)) to be sited near 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)) RA, UR, and R 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  I. 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.
9	Agricultur e-related special needs camp	P1 2													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	P1 2											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)) allowed.  (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.

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SIC# S	SPECIFIC	Α	F	М	RA	UR	R1-				RB		DEVELOPMENT CONDITION	SIC	SPECIFIC	Α	F	M F	RA I	UR R-	-1 R-	-4 R	R12 NE	в СВ			I	DEVELOPMENT CONDITION	Substantive
	LAND						8	-48						#	LAND USE						R-	-8 -4	-48						Change? In
	USE																												Committee Version
																													or Full Council
																													Striker
													and															of the site for agriculture and agricultural related activities, such	
													(4) agriculture education for youth.															as the processing of local food to create value-added products	
													b. Outside the camp center, as provided for in															and the refrigeration and storage of local agricultural products.	
													subsection B.12.e. of this section, camp activities shall not preclude the use of the site for agriculture															The camp shall be managed to coexist with agriculture and agricultural activities both on-site and in the surrounding area.	
													and agricultural related activities, such as the															c. A farm plan shall be required for commercial agricultural	
													processing of local food to create value-added															production to ensure adherence to best management practices	
													products and the refrigeration and storage of local															and soil conservation.	
													agricultural products. The camp shall be managed to	5														d.(1) The minimum site area shall be five hundred acres.	
													coexist with agriculture and agricultural activities both	1														Unless the property owner has sold or transferred the	
													onsite and in the surrounding area.															development rights as provided in subsection B.12.c.(3) of this	
													c. A farm plan shall be required for commercial															section, a minimum of five hundred acres of the site ((must))	
													agricultural production to ensure adherence to best															<u>shall</u> be owned by a single individual, corporation, partnership, or	
													management practices and soil conservation.															other legal entity and ((must)) shall remain under the ownership	
													d.(1) The minimum site area shall be five hundred acres. Unless the property owner has sold															of a single individual, corporation, partnership, or other legal entity for the duration of the operation of the camp.	
													or transferred the development rights as provided in															(2) Nothing in subsection B.12.d.(1) of this section prohibits	
													subsection B.12.c.(3) of this section, a minimum of															the property owner from selling or transferring the development	
													five hundred acres of the site must be owned by a															rights for a portion or all of the site to the King County farmland	
													single individual, corporation, partnership, or other															preservation program or, if the development rights are	
													legal entity and must remain under the ownership of															extinguished as part of the sale or transfer, to a nonprofit entity	
													a single individual, corporation, partnership, or other															approved by the director;	
													legal entity for the duration of the operation of the															e. The impervious surface associated with the camp shall	
													camp.															comprise not more than ten percent of the allowable impervious	
													(2) Nothing in subsection D 12 d (1) of this															surface ((permitted)) allowed under K.C.C. 21A.12.040;	
													(2) Nothing in subsection B.12.d.(1) of this section prohibits the property owner from selling or															f. Structures for living quarters, dining facilities, medical facilities, and other nonagricultural camp activities shall be	
													transferring the development rights for a portion or all															located in a camp center. The camp center shall be no more	
													of the site to the King County farmland preservation	'														than fifty acres and shall be depicted on a site plan. New	
													program or, if the development rights are															structures for nonagricultural camp activities shall be ((elustered	
													extinguished as part of the sale or transfer, to a															with)) sited near existing structures;	
													nonprofit entity approved by the director;															<ul> <li>g. To the extent practicable, existing structures shall be</li> </ul>	
													e. The impervious surface associated with the															reused. The applicant shall demonstrate to the director that a	
													camp shall comprise not more than ten percent of															new structure for nonagricultural camp activities cannot be	
													the allowable impervious surface permitted under															practicably accommodated within an existing structure on the	
													K.C.C. 21A.12.040; f. Structures for living quarters, dining facilities,															site, though cabins for campers shall be ((permitted)) allowed only if they do not already exist on-site;	
													medical facilities, and other nonagricultural camp															h. Camp facilities may be used to provide agricultural	
													activities shall be located in a camp center. The															educational services to the surrounding rural and agricultural	
													camp center shall be no more than fifty acres and															community or for community events. If required by K.C.C.	
													shall depicted on a site plan. New structures for															chapter 21A.32, the property owner shall obtain a temporary use	
													nonagricultural camp activities shall be clustered with	1														permit for community events;	
													existing structures;															<ul> <li>Lodging and food service facilities shall only be used for</li> </ul>	
																												activities related to the camp or for agricultural education	
													g. To the extent practicable, existing structures															programs or community events held on_site;	
													shall be reused. The applicant shall demonstrate to the director that a new structure for nonagricultural															<ul> <li>j. Incidental uses, such as office and storage, shall be limited to those that directly support camp activities, farm operations, or</li> </ul>	
													camp activities cannot be practicably accommodated	1														agricultural education programs;	
													within an existing structure on the site, though cabins															k. New nonagricultural camp structures and site	
													for campers shall be permitted only if they do not															improvements shall maintain a minimum set-back of seventy-five	
													already exist on site;															feet from property lines adjoining ((rural area and residential))	
													h. Camp facilities may be used to provide															RA, UR, and R zones;	
													agricultural educational services to the surrounding															Except for legal nonconforming structures existing as of	
													rural and agricultural community or for community															January 1, 2007, camp facilities, such as a medical station, food	
													events. If required by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit															service hall, and activity rooms, shall be of a scale to serve overnight camp users;	
													for community events;															overnight camp users;  m. Landscaping equivalent to a type III landscaping screen,	
													i. Lodging and food service facilities shall only be															as provided for in K.C.C. 21A.16.040, of at least twenty feet shall	
													used for activities related to the camp or for															be provided for nonagricultural structures and site improvements	
													agricultural education programs or community events	3														located within two hundred feet of an adjacent (( <del>rural area and</del>	
													held on site;															residential)) RA, UR, and R zoned property not associated with	
													j. Incidental uses, such as office and storage,															the camp;	
													shall be limited to those that directly support camp															n. New sewers shall not be extended to the site;	
													activities, farm operations, or agricultural education															o. The total number of persons staying overnight shall not exceed three hundred:	
													programs; k. New nonagricultural camp structures and site															exceed three hundred; p. The length of stay for any individual overnight camper, not	
													improvements shall maintain a minimum set-back of															p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a	
													seventy-five feet from property lines adjoining rural															three-hundred-sixty-five-day period;	
													area and residential zones;															q. Traffic generated by camp activities shall not impede the	
													Except for legal nonconforming structures															safe and efficient movement of agricultural vehicles nor shall it	
													existing as of January 1, 2007, camp facilities, such															require capacity improvements to rural roads;	
													as a medical station, food service hall, and activity															r. If the site is adjacent to an arterial roadway, access to the	

								EXE	CUTI	VE TRA	ANSMI	TTAL														CC	DUNC	IL ST	RIKER	
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12	NB		RB		1	DEVELOPMENT CONDITION	SIC #	_	Α	F	M	RA	UR <u>R</u>	<u>·1</u> R-4 R-8			СВ			T	DEVELOPMENT CONDITION	Substantive Change? In Committee Version
														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.	or Full Council Striker
*	Agricultur al Anaerobi c Digester	P1 3												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	P1 3 C	C		P1 3 C	C 31 3	<u>C</u> 31	<u>C</u> 311	. <u>C</u> 31	<u>C</u> 31	C	<u>C</u>	O	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 ((net)) 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.  31. Digester shall be limited to processing of waste generated on-site only.	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 metIn the F, M, NB, CB, RB, O, and I zones with a CUPIn the R and UR zones with a CUP and with development conditions limiting the use for waste generated on-site.

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SIC#	SPECIFIC LAND USE	A	F	M	RA	UR								DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR			12 NE 48	3 СВ		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.
	FOREST RY:															FORESTR Y:													
08	Growing ((&)) and Harvestin g Forest Productio n	Р	Р	P7	Р	P	Р						Р	<ol> <li>Only in conjunction with a mineral extraction site plan approved in accordance with K.C.C. chapter 21A.22.</li> </ol>	e 0 8	Growing ((&)) and Harvesting Forest Production	P	Р	P7	P	P	<u>P</u>	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 Researc h		Р		Р	Р						P2	Р	Only forest research conducted within an enclosed building.	*	Forest Research		Р		Р	Р					P2	Р	Only forest research conducted within an enclosed building.	No substantive change.
	FISH AND WILDLIF E MANAG EMENT:															FISH AND WILDLIFE MANAGEM ENT:													
092	Hatchery /Fish Preserve	Р	Р		Р	Р	С						Р	May be further subject to K.C.C. chapter 21A.25.	0 9 2	Hatchery/Fi sh Preserve	Р	Р		Р	Р	<u>C</u>	С				Р	May be further subject to K.C.C. chapter 21A.25.	No substantive change.
027 3	Aquacult ure (1)	Р	Р		Р	Р	С						Р	May be further subject to K.C.C. chapter 21A.25.		Aquacultur e (1)	Р	Р		Р	Р	C	С				Р	May be further subject to K.C.C. chapter 21A.25.	No substantive change.
*	Wildlife Shelters	Р	Р		Р	Р									*	Wildlife Shelters	Р	Р		Р	Р								No substantive change.
	MINERA L:															MINERAL:													
10, 14	Mineral Extractio n and Processi ng		P9 C	C 11										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 abuilots 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.	0, 14	Mineral Extraction and Processing		P9 C	C 11									<ol> <li>9. Limited to mineral extraction and processing:         <ul> <li>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;</li> <li>b. that are located greater than one-quarter mile from an established residence; and</li> <li>c. that do not use local access streets that abut lots developed for residential use.</li> </ul> </li> <li>11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.</li> </ol>	No substantive change.
295 1, 327 1, 327 3	Asphalt/ Concrete Mixtures and Block		P8 C 11	P8 C 11									Р	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.	2 7 1 ,	Asphalt/Co ncrete Mixtures and Block		С	P8 C 11								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 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.	No substantive change.
	ACCESS													•		ACCESSO													

							EXE	CUTI	VE TR	RANSI	/IITTA	L													COUN	CIL ST	RIKER	
SIC # SPECIFIC LAND USE	A	F	N	/I RA	\ UF	R R1- 8						ı	DEVELOPMENT CONDITION	SIC #			F	M	RA	\ UF	R <u>R-1</u>	R-4 R-8	NB	СВ	RB O	<b>-</b>	DEVELOPMENT CONDITION	Substantive Change? In Committee Version
																												or Full Council Striker
ORY USES:															RY USES:													
* Resourc e Accessor y Uses	P3 P2 3		P	5 P3	P3							P4	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.		Resource Accessory Uses	P3 P 23 P 29	Р	P5 P 29	Р	Р						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. 29. Battery energy storage systems are considered a resource accessory use when the total system capacity is two megawatts or less, and: (((+1)))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 (((+2))))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. Other changes made by another ordinance.
* Farm Worker Housing	P1 4			P1 4									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 tha 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 yearround 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 units or a site of at least one-hundred acres, and one additional agricultural employee dwelling units or a site of at least one-hundred acres thereafter;  (2) If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units or an onagricultural use, all agricultural employee dwelling units or a site of at least one-hundred acres thereafter;	at .	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)) shall be licensed by the Washington state Department of Health under chapter 70.114A RCW and chapter 246-358 WAC, unless it falls below the threshold for licensing in 246-358-025 WAC;  (2) Water supply and sewage disposal systems ((must be approved)) are subject to approval 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 units on a site of at least twenty acres and less than fifty acres;  (b) two agricultural employee dwelling units on a site of at least fifty acres and less than fifty acres;  (c) three agricultural employee dwelling units on a site of at least one-hundred acres, and one additional agricultural employee dwelling units on a site of at least one-hundred acres, and one additional one hundred acres thereafter;  (2) If the primary use of the site changes to a nonagricultural use, all agricultural employee dwelling units on 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 employee dwelling units as accessory and that the dwel	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.

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SIC	# SPECIF LAND USE		4	F N	I RA	UR	R1-8		NB					DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA I	UR <u>R</u>		4 R12 8 -48		СВ			I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council
														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.	Striker
SIC #	SPECIF C LANE USE			F M	RA	UR	R 1- 8	R 12 - 48	N B	В	R B	0	(1 5)	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.	S   C #	SPECIFIC LAND USE	A	F	M		U <u>R</u> R <u>1</u>	E (() R 1- 8) R 4 - R 8	12 - R- 48		В	R B	0	(15 )	15. For I-zoned sites located outside the urban ((grewth)) 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					<u>s</u>	<u>S</u>	S	S	S	S	S	S		No substantive
*	Jail Farm/Ca	S a		S	S	S									*	Jail Farm/Cam	S	S		S	S									No substantive change.
*	Work Release Facility	)			S1 9	S1 9	S	S	S	S	S	S		19. Limited to work release facilities associated with natural resource-based activities.	*	Work Release Facility					S1 <u>S</u>	<u>s</u>	S	S	S	S	S		<ol> <li>Limited to work release facilities associated with natural resource-based activities.</li> </ol>	No substantive change.
*	Public Agency Animal Control Facility			S	S	S					S		Ъ		*	Public Agency Animal Control Facility		8		S	S					Ø		Ъ		No substantive change.
*	Public Agency Training Facility	,	Ş	S	S3					S3	S3	S3	C 4	Except weapons armories and outdoor shooting ranges.     Except outdoor shooting range.	*	Public Agency Training Facility		S		S3					S3	S3	S3	C4	<ol> <li>Except weapons armories and outdoor shooting ranges.</li> <li>Except outdoor shooting range.</li> </ol>	No substantive change.
*	Hydroel ctric Generat on Facility			C 14 S	C1 4 S	C1 4 S	C 14 S							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)) comply with the following:  (1) ((right-of-way)) be limited to right of way of five miles or less; ((and))  (2) be limited to capacity of two hundred thirty	*	Hydroelectr ic Generation Facility		C 14 S <u>1</u> 4b		14 S <u>1</u>	14 14	C 14 11 S S 44 44							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)) comply with the following:  (((1))) (a) be limited to right-of-way of five miles or less; and (((2))) (b) be limited to 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

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SIC#	SPECIFIC LAND USE	A	F M	l R/	A UR		R12 -48	NB	СВ	RB	0	1	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F	M	RA	UR <u>R</u> .		4 R1 8 -48		СВ	RB	0 1	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-)) (7) 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.  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			C O S O	3								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.	of al	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.
*	Non- hydroele ctric Generati on Facility	C1 2 S2 9	C C 12 12 S2 S2 9 8	2   2 2   S2	C1 2 S2 9	12 S2	C 12 S2 9	12 S2	C 12 S2 9	C 12 S2 9	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 the locations and capacities;  (2) a report demonstrating that the facility would serve a significant portion of the county, metropolitar 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;	eir d n	Nonhydroel ectric Generation Facility	12 S2	12 S2	C 12 S2 8	C 112 S2 9 9	C 12 11 S2 9 9	C 22 122 S2 9	C 122 S22 9	C 12 S2 9	C 12 S2 9	12 S2	C P1 12 2 62 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 filling 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 ((anatysis 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.  Committee Version: Changed to apply equity impact review to all nonhydroelectric generation facilities, not just those requiry impact review to all nonhydroelectric generation facilities, not just those requiry impact review to all nonhydroelectric generation facilities, not just those requiry impact review to all nonhydroelectric generation facilities, not just those requiry impact review and facilities, not just those requiry impact review to all nonhydroelectric generation facilitie

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SIC#	SPECIFIC LAND USE	A	\	F	M R	AU	JR I						RB C		I DEVELOPMENT CONDITION	SIC #			A	F	M R	RAU	IR <u>R-</u>	<u>I</u> R-4 R-8		NB	СВ		) I	DEVELOPMENT CONDITION Substantive Change? In Committee Version or Full Council
															(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.	r <u>'</u> .														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.
*	Renewab le Energy Generati on Facility	C2 8	2 C		С	(		С	С	С	С	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.	*	Renewal Energy Generati Facility		C C 28 2	8	) C	C C	<u>C</u>	С	С	С	С	C (	С	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														S2 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 onsite;  (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 theilocations 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,	ir <u>1</u>	Fossil Fu Facility	lel lel											\$2 7	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 prower 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. 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; (4) an analysis of alternatives to the facility, including location, conservation, demand management, and other strategies; (5) an analysis of economic and environmental impacts,

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# SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8		12 N			RB O		DEVELOPMENT CONDITION	SIC #		A	F	M	RA	UR	<u>R-1</u> R- R-	-4 R′ -8 -4		В СВ			I	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
Commun		P		Co									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 ((secie-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, of expanded fossil fuel facilities. The results of this analysis shall be used to identify and mitigate the impacts of such facilities.  (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. chapte 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.	er L.	Communic										D. C.		D	including mitigation, of any similar existing facilities and of any new site(((sh)) 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 ((frem)) 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 ((frem)) 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	
Commun ication Facility (17)	C6 c S	P		C6 c S	C6 cS	6c S	6	c 6	С		PP	P	<ul> <li>6.a. Limited to no more than three satellite dish antennae.</li> <li>b. Limited to one satellite dish antenna.</li> <li>c. Limited to tower consolidations.</li> <li>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.</li> </ul>	*	Communic ation Facility (17)	6c	Р		6c	C 6c S	C 66 S S	6 S	c 6c		P	P	٢	<ul> <li>6.a. Limited to no more than three satellite dish antennae.</li> <li>b. Limited to one satellite dish antenna.</li> <li>c. Limited to tower consolidations.</li> <li>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.</li> </ul>	No substantive change.
Earth Station	P6 b C			C6 a S	C6 a S	C 6a S	6	a b		P	P P	Р	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	P6 b C	Р		C 6a S	C 6a S	C C 6a 6a S S	a 6	P6 a b		Р	Р	Р	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 Resourc e Recovery		S	S	S	S	S	S	S	S	5	S S	S		*	Energy Resource Recovery Facility		S	S	S	S	<u>s</u> <u>s</u>	S	S	S	S	S	S		No substantive change.

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SIC # SPECIFIC LAND USE	C A	F	M	RA	UR	R1- 8		2 NE			ВО		DEVELOPMENT CONDITION	SIC #		A	F	M	RA	UR	R-1 R-4 R-8		NB	СВ		0 1	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
* Soil Recyclin		S	S	S								С		*	Soil Recycling		S	S	S							С		No substantive change.
g Facility  * Landfill	'	S	S	S	S	S	S	S	S	S	S	S		*	Facility Landfill		S	S	S	S	<u>S</u> <u>S</u>	S	S	S	S S	S S		No substantive change.
* Transfer Station			S	S	S	S	S	S	S	S	3	Р		*	Transfer Station			S	S	S	<u>s</u> s	S	S	S	S	Р		No substantive change.
* Wastewa ter Treatme nt Facility				S	S	S	S	S	S	S	S	С		*	Wastewate r Treatment Facility				S	S	<u>s</u> s	S	S	S	S S	S C		No substantive change.
* Municipa Water Production	il S	P 13 S		S	S	S	S	S	S	S	S	S	13. Excluding impoundment of water using a dam.	*	Municipal Water Production	S	P1 3 S	S	S	S	<u>S</u> S	S	S	S	S S	S S	13. Excluding impoundment of water using a dam.	No substantive change.
* Airport/H eliport	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/Heli port	S7	S7		S	S	<u>S</u> S	S	S	S	S S	SS	Limited to landing field for aircraft involved in forestry or agricultural practices or for emergency landing sites.	No substantive change.
* Regional Transit Authority Facility					P 25								25. Regional transit authority facilities shall be exempt from setback and height requirements.	*	Regional Transit Authority Facility						P2 (( 5 P2 5))						25. Regional transit authority facilities shall be exempt from setback and height requirements.	No substantive change.
* Rural Public Infrastructure Maintenance Facility				C2 3								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 ((rɨght-of-way)) rɨght 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 Infrastructu re Maintenanc e Facility				C 23							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 not be ((permitted)) allowed within fifty	

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SIC#	SPECIFIC LAND USE	A F	M	RA	UR R		12 I					1	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE	A	F M	l R/	A UR	<u>R-1</u>		R12 -48	NB	СВ		_	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.															Odinos
*	Transit Bus Base				S	S	3 5	S	S	S	S	Р		*	Transit Bus Base					<u>s</u>	S	S	S	S	S S	Р		No substantive change.
*	Transit Comfort Facility			P 26	P 21	6 P		P 26	P 26			i	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)) two hundred square feet in size.		Transit Comfort Facility			P2 6	2	<u>P2</u> <u>6</u>	P2 6	P2 6	P2 6	P2 6	P2 P2 6	P2 6	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 ((299)) two hundred square feet in size.	No substantive change.
*	School Bus Base			C5 S 20	C5 S 5 5 S	5	5	S	S	S	S		5. Only in conjunction with an existing or proposed school.  20. Limited to projects ((which)) that 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			C 5 5 2 0	C 5 5 S	Cl 51 Øl	C 5 S	C 5 Ø	S	S	S S	P	5. Only in conjunction with an existing or proposed school.  20. Limited to projects ((which)) that do not require or result in an expansion of sewer service outside the ((u))Urban ((g))Growth ((a))Area boundary, unless a finding is made that no costeffective 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)) allowed but shall not require or result in an expansion of sewer service outside the ((u))Urban ((g))Growth ((a))Area boundary, 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.
794 8	Racetrac k			\$8	S8 S	8 S	88	S8	S8	S8	S8	4	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.	7 9 4 8	Racetrack			S8	8 S8	<u>\$8</u>	S8	S8	S8	S8	S8 S8	\$2 4	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											Р		No substantive change.
*	County Fairgrou nds Facility			P 21 S 22								:	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:	*	County Fairground s Facility			P 21 S 22	1								21.a. Only in conformance with the King County Fairgrounds Site Development Plan ((Report)) Attachment A to Ordinance 14808((, through m)) 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 as established in the King County Fairgrounds Site Development Plan Environmental Checklist, 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.
*	Fairgrou nd									S		S		*	Fairground									S	S	S		No substantive change.
842	Zoo/Wildl	SS	9	S9	S S	S	3		S	S			2. Except arboretum. See K.C.C. 21A.08.040,	8	Zoo/Wildlife	5	S9	SS	9 S	<u>s</u>	<u>S</u>	S		S	S		2. Except arboretum. See K.C.C. 21A.08.040, ((recreation/))	No substantive

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SIC#	SPECIFIC LAND USE	A	,	F M	R	A	UR	R1- 8	R12 -48		NB	СВ	RB	0	'	DEVELOPMENT CONDITION	SIC #	SPECIFIC LAND USE		F	M	RA	UR	<u>R-1</u>	R-4 R-8	R12 -48	NB	СВ	RB	0	-	DEVELOPMENT CONDITION	Substantive Change? In Committee Version or Full Council Striker
2	ife Exhibit(2)															(( <del>recreation/</del> )) <u>recreational and</u> 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	Stadium/Ar ena											S		S		No substantive change.
822 1- 822 2	College/ Universit y(1)	P 10		10		0 2	10 C1 1 S1	P 10 C 11 S	P 10 C 11 S	1	10 C 11 S	P	P	P	P	Except technical institutions. See vocational schools on general services land use table, K.C.C. 21A.08.050.     Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.     Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.     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.	22 C 23	P 22 C 23 S	С	P	Р	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	F	21	P 6	1										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 Anima and Plant Health Inspection Service of the United States Department of Agriculture and the accreditation guidelines of the American Zoo and Aquarium Association.	al *	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.