AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, RELATING TO THE COMPREHENSIVE PLAN; AMENDING THE PUBLIC SERVICES ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING THE CAPITAL FACILITIES ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING THE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN, INCLUDING THE LAND USE PLAN MAP; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, over the past year, the City’s Planning Commission has reviewed and recommended an update to the Public Services Element of the Comprehensive Plan to address school impact fees; and

WHEREAS, over the past year, the City’s Planning Commission has reviewed and recommended an update to the Capital Facilities Element of the Comprehensive Plan to address school impact fees; and

WHEREAS, over the past year, the City's Planning Commission has reviewed and recommended an update to the Land Use Element of the Comprehensive Plan, including the Land Use Plan Map, to revise the vision, land uses and development expectations for the Neighborhood Business land use designation; and

WHEREAS, throughout these update and revision processes, a concerted effort has been made to generate public involvement, including holding public open houses; creating a comprehensive and regularly-updated web page; and sending mailings to all property owners, tenants and neighbors of the existing Neighborhood Business land use designation; and

WHEREAS, the Planning Commission held a public hearing on the Public Services and Capital Facilities amendments on March 21, 2017, and on the Land Use Element amendments on July 18, 2017; and

WHEREAS, on September 18, 2017 and November 13, 2017, the Planning Commission’s preliminary recommendations for the proposed Comprehensive Plan amendments were presented to the City Council, and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act has issued determinations of non-significance for these proposals; and

WHEREAS, the Washington State Department of Commerce was notified of the proposed amendments pursuant to RCW 36.70A.106; and
WHEREAS, the City Council finds that the proposed amendments meet the criteria found in KMC Section 19.20.090; and

WHEREAS, the City Council desires to adopt updated Public Services and Capital Facilities Elements of the City of Kenmore Comprehensive Plan to address school impact fees; and

WHEREAS, the City Council desires to adopt an updated Land Use Element of the City of Kenmore Comprehensive Plan, including the Land Use Plan Map, to change the Neighborhood Business land use designation;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full.

Section 2. Amendments to the Public Services Element of the City of Kenmore Comprehensive Plan. The City Council amends certain sections of the Public Services Element of the City of Kenmore Comprehensive Plan as set forth in Exhibit A, attached hereto and incorporated by reference.


Section 4. Amendments to the Land Use Element of the City of Kenmore Comprehensive Plan. The City Council amends certain sections of the Land Use Element of the City of Kenmore Comprehensive Plan, including the Land Use Plan Map, as set forth in Exhibit C, attached hereto and incorporated by reference.

Section 5. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.


CITY OF KENMORE

David Baker, Mayor

-2-
ATTEST/AUTHENTICATED:

Kelly Clelin, City Clerk

Approved as to form:

Rod P. Kaseguma, City Attorney

Filed with the City Clerk: 11/27/17
Passed by the City Council: 11/27/17
Ordinance No.: 17-0451
Date of Publication: 11/30/17
Effective Date: 12/4/17
PUBLIC SERVICES ELEMENT

INTRODUCTION

The Public Services Element focuses upon citizen participation and communication, efficient municipal services, emergency services, education, and human services. Public services and facilities are a key determinant in the community’s quality of life and the capacity of the City to address future development.

Growth Management Act Requirements

A goal of the Growth Management Act (GMA) is to ensure that those public facilities and services necessary to support development are adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

Countywide Planning Policies

The King County Countywide Planning Policies overarching goal for public services is that residents have access to the services needed in order to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy. Coordination between jurisdictions and service providers should result in providing residents with a full range of services.

EXISTING CONDITIONS/FORECAST OF FUTURE NEEDS

Overview

Multiple agencies and districts provide services in the Kenmore City limits, including a fire district and two school districts. Several governmental buildings that house special district and City functions are located in the City. Governmental facilities are located on Figure PS-1. This Element focuses on City services, human services, emergency services, and education. Parks and recreation are more fully addressed in the Parks, Recreation and Open Space Element, and water and sewer services are addressed in the Utilities Element.

* * *

Schools

The Northshore School District primarily serves sixteen jurisdictions: King County, Snohomish County, the City of Bothell, the City of Brier, the City of Kenmore, the City of Kirkland, and the City of Woodinville. The District boundaries are shown in Figure PS-3.

Lake Washington School District serves King County and the Cities of Kirkland and Redmond. The northern boundary of this District bisects St. Edward State Park in Kenmore. Refer to Figure PS-4. As there is no residential population living with school-age children in this area, no additional information on the Lake Washington School District is included in the Element. The Northshore School District is addressed below.

Northshore School District

Five schools are located within Kenmore City limits, including three elementary schools, one junior high school and one high school:

Ordinance 17-0451
• Arrowhead Elementary
• Kenmore Elementary
• Moorlands Elementary
• Kenmore Junior High School
• Inglemoor High School

Schools in the immediate vicinity of the City include Sorenson Early Childhood Center, Westhill, Lockwood, and Shelton View Elementaries; Canyon Park and Northshore Junior Highs; and Bothell High School. These nearby schools serve a portion of Kenmore residents.

Attendance boundaries for the high schools show that the greater part of Kenmore is within the Inglemoor High School attendance boundaries. Students on the northeast side of Kenmore, east of 80th Avenue NE, are within the Bothell High School attendance boundaries.

The Northshore School District will open a new high school, North Creek, in north Bothell off 35th Avenue between 188th and 192nd streets in Snohomish County and implement grade reconfiguration (move to K-5 elementary, 6-8 middle and 9-12 high schools) in the fall of 2017 to provide greater academic and other opportunities for students. Boundary adjustments will also be made in fall 2017 to create a service area and feeder pattern for North Creek High School and to help balance districtwide enrollment.

School Classroom Size, Capacities, and Deficiencies

The Northshore School District establishes its level of service by defining class size goals. Refer to Table PS-C. The student capacity of a school is determined by the classroom size goal as well as the building area.

<table>
<thead>
<tr>
<th>TABLE PS-C NORTHSHORE SCHOOL DISTRICT STANDARD OF SERVICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>CLASSROOM TYPE</td>
</tr>
<tr>
<td>ELEMENTARY (K-6)</td>
</tr>
<tr>
<td>Kindergarten</td>
</tr>
<tr>
<td>Regular, alternative, gifted</td>
</tr>
<tr>
<td>Special education, mid-level</td>
</tr>
<tr>
<td>Special education, functional skills &amp; academics</td>
</tr>
<tr>
<td>Integrated regular &amp; special education</td>
</tr>
<tr>
<td>JUNIOR HIGH (7-9)</td>
</tr>
<tr>
<td>Regular, alternative, gifted</td>
</tr>
<tr>
<td>Special education, mid-level</td>
</tr>
<tr>
<td>Special education, functional skills &amp; academics</td>
</tr>
<tr>
<td>SENIOR HIGH (10-12)</td>
</tr>
<tr>
<td>Regular, alternative, gifted</td>
</tr>
<tr>
<td>Special education, mid-level</td>
</tr>
<tr>
<td>Special education, functional skills &amp; academics</td>
</tr>
<tr>
<td>Vocational education</td>
</tr>
<tr>
<td>Source: 20142016 Capital Facilities Plan, Northshore School District 417</td>
</tr>
</tbody>
</table>

The design capacity and scheduled capacity of the schools within Kenmore and outside of Kenmore, which serve Kenmore residents, are shown in Table PS-D. To provide planning time and space for teacher preparation, and meet required instructional needs, some facilities will only support a design capacity utilization of 85%. Scheduled capacity reflects the specific programs that take place in each room.
Capacity information includes portables at the school. To optimize instructional program flexibility and maximum service levels in the most cost-effective way possible, the District maintains 10-15% of its total design capacity in portables.

### TABLE PS-D
**NORTHSORE – SCHOOL STUDENT CAPACITIES AND ENROLLMENT**

<table>
<thead>
<tr>
<th>SCHOOL</th>
<th>DESIGN CAPACITY</th>
<th>2016 SCHEDULED CAPACITY</th>
<th>OCTOBER 2013-2016 ENROLLMENT (FTEs)</th>
<th>% UTILIZED SCHEDULED CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ELEMENTARY</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arrowhead</td>
<td>597</td>
<td>454453</td>
<td>462423</td>
<td>7693%</td>
</tr>
<tr>
<td>Kenmore</td>
<td>646</td>
<td>526571</td>
<td>475561</td>
<td>8198%</td>
</tr>
<tr>
<td>Lockwood</td>
<td>669</td>
<td>609561</td>
<td>484612</td>
<td>91110%</td>
</tr>
<tr>
<td>Moorlands</td>
<td>765</td>
<td>693704</td>
<td>592787</td>
<td>91112%</td>
</tr>
<tr>
<td>Shelton View</td>
<td>574</td>
<td>559503</td>
<td>468527</td>
<td>96105%</td>
</tr>
<tr>
<td>Westhill</td>
<td>598</td>
<td>526527</td>
<td>472493</td>
<td>8894%</td>
</tr>
<tr>
<td><strong>JUNIOR HIGH</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Canyon Park</td>
<td>1,258</td>
<td>1,0931,063</td>
<td>799809</td>
<td>8776%</td>
</tr>
<tr>
<td>Kenmore</td>
<td>1,054</td>
<td>928940</td>
<td>682623</td>
<td>8866%</td>
</tr>
<tr>
<td>Northshore</td>
<td>1,195</td>
<td>9701,066</td>
<td>675737</td>
<td>8169%</td>
</tr>
<tr>
<td><strong>SENIOR HIGH</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inglemoor</td>
<td>2,125</td>
<td>1,8571,873</td>
<td>1,5461,350</td>
<td>8572%</td>
</tr>
<tr>
<td>Bothell</td>
<td>2,251</td>
<td>1,9181,960</td>
<td>1,4931,638</td>
<td>8584%</td>
</tr>
</tbody>
</table>

1. Source: 2014-2016 Capital Facilities Plan, Northshore School District 417. Reflects percentage reflects design, scheduled and utilized capacities, reflecting the different types of school spaces (classrooms, gym, music room, etc.) and programmatic requirements that may limit number of students per class.
Future Growth

To determine planned improvements, the District projects student enrollment at the elementary, junior and senior high levels. Increases in enrollment at the elementary level continue to drive capacity challenges, particularly in the north half of the district (Northshore School District 417, 2014 Capital Facilities Plan). Projected enrollment in 2025 is 21,579,227 FTE, compared with a projected enrollment of 19,753 FTE in 2015.

Improvements planned for schools in the District that may impact Kenmore include:

- Construction of the new North Creek comprehensive high school;
- Construction of a new elementary school in the north end of the district;
- Improvements to existing District facilities including but not limited to mechanical systems, flooring, building controls, roofing, boilers, circulation, security, casework and seismic upgrades;
- Improvements to District facilities to meet current ADA requirements;
- Energy efficiency improvements; and
- Upgrades to playfields and gymnasiums, including tracks, tennis courts, athletic fields, and artificial turf.

Impact Fees

Impact fees are calculated based upon the District’s cost per dwelling unit and can be used to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables).

Currently, the District is not eligible to collect any impact fees for growth. Along with the opening of North Creek High School and grade reconfiguration, The District is making several boundary line adjustments in 2017 to increase District-wide facility utilization and accommodate planned growth. They also have identified the need for a new elementary school in the northern part of the District. After future evaluations of these changes, the District may request impact fees if enrollment increases resulting from new development affect eligibility and require new facility construction.

***

GOALS, OBJECTIVES, AND POLICIES

Following are the public services goals, objectives and policies.

GOAL PS-1. ENSURE THAT CITY GOVERNMENT REMAINS OPEN AND RESPONSIVE TO ITS INFORMED CITIZENRY.

OBJECTIVE PS-1.1 Strengthen communication between government and the people.

Policy PS-1.1.1 Strive for communication with citizens, business owners, property owners, and others by:

- Providing a newsletter to the general public and working with local newspapers to provide information about the City, public meetings, plans, programs, policies, and regulations.

- Using signage, as appropriate, to alert citizens to City meetings and events.
• Using the City web site and social media to provide information about the City, its elected officials, public meetings, plans, programs, policies and regulations.

• Using other methods of communication, such as focus groups, advisory committees, and consultations to inform the community, business, and development community about City plans, programs, policies, and regulations.

• Coordinating with public and private schools to involve youth in the City’s plans and programs, such as park and recreation plans, volunteer programs, and other aspects of City plans and programs that would benefit from youth involvement.

Policy PS-1.1.2 Prior to action on City plans and regulations, seek and integrate public input through public workshops, meetings, and hearings.

Policy PS-1.1.3 Support community engagement techniques that will encourage a diversity of voices.

OBJECTIVE PS-1.2 Actively seek public involvement.

Policy PS-1.2.1 Encourage City staff and elected officials to regularly attend civic and community organization meetings.

Policy PS-1.2.2 Seek broad representation on boards, commissions, and advisory groups.

Policy PS-1.2.3 Work with civic organizations to educate the general public on the responsibilities of government and their participation.

OBJECTIVE PS-1.3 Encourage and facilitate charitable giving, community service and volunteerism.

Policy PS-1.3.1 Provide for recruiting, training, organization, and recognition of volunteers within the community to address appropriate public needs.

GOAL PS-2. PROVIDE EFFICIENT MUNICIPAL SERVICES THAT MEET THE NEEDS OF THE COMMUNITY.

OBJECTIVE PS-2.1 When appropriate, contract with public agencies and private providers for the cost-efficient delivery of quality municipal services.

Policy PS-2.1.1 Establish clear level of service standards, and regularly evaluate alternatives for the cost-effective delivery of services.

Policy PS-2.1.2 On a regular basis, evaluate contracts for the delivery of service.

OBJECTIVE PS-2.2 Provide sufficient resources, staffing, and procedures to provide quality City-managed services to the community.

Policy PS-2.2.1 Prepare an annual report on the achievement of Comprehensive Plan goals, objectives and policies, as well as progress towards implementing functional and capital facility plans. Determine through the budget review process if resources and staffing are sufficient to meet desired outcomes.
OBJECTIVE PS-2.3 Develop and implement permit processes that are timely, predictable, and fair to all affected parties.

Policy PS-2.3.1 Review development regulations to ensure they are necessary and directly relate to implementation of the Comprehensive Plan and other State and Federal mandates. Eliminate duplicative and unnecessary regulations.

Policy PS-2.3.2 Provide procedures to process permits in a timely fashion.

Policy PS-2.3.3 Implement uniform application, public notice, permit review, and appeal procedures.

Policy PS-2.3.4 Strive to involve the public in the permit process such that their comments may be heard and considered:

a. Provide public notice of major development proposals;

b. Encourage, and facilitate where possible, early communication between developers and neighbors about the project and its impacts; and,

c. Educate the citizens about development rules and help them effectively participate in the development and land use regulation process. Reports and documents should be made available in advance and available on the City’s website, at City Hall, the library, and other appropriate locations.

GOAL PS-3. SUPPORT AND PROVIDE A HIGH LEVEL OF POLICE PROTECTION, FIRE SUPPRESSION, AND EMERGENCY SERVICES.

OBJECTIVE PS-3.1 Provide and maintain a police system sufficient to meet the community’s public safety needs.

Policy PS-3.1.1 Provide community crime education programs. Provide or encourage those programs or activities that stimulate neighborhood cohesiveness such as Neighborhood Watch programs, community clubs, and others.

Policy PS-3.1.2 Include “Crime Prevention through Environmental Design” components in site design guidelines for new development as discussed in the Land Use Element.

OBJECTIVE PS-3.2 Support the fire service provider in its efforts to provide a Fire Prevention, Fire Suppression and Emergency Medical Services response system sufficient to meet the community’s public safety needs.

Policy PS-3.2.1 Continue to coordinate review of development plans with the Northshore Fire Department and the Northshore Utility District to ensure Uniform Fire Code and fire flow requirements are met.

Policy PS-3.2.2 Continue to coordinate efforts to maintain an effective fire code inspection program with the Northshore Fire Department, to ensure that all commercial, multifamily, and public facilities developments provide safe environments for citizens to live, work and visit.

OBJECTIVE PS-3.3 Establish an emergency management office and system.
Policy PS-3.3.1 Establish emergency management procedures for the City in consultation with the Northshore Utility District, the Northshore Fire Department, adjacent jurisdictions, King County, Snohomish County, and the State.

Policy PS-3.3.2 Participate in regional emergency management programs.

Policy PS-3.3.3 Work with the community to educate citizens about emergency preparedness and encourage citizens to be prepared for natural disasters.

GOAL PS-4.  SUPPORT THE PROVISION OF QUALITY EDUCATIONAL OPPORTUNITIES TO THE KENMORE COMMUNITY.

OBJECTIVE PS-4.1 Support public and private education providers in providing the best education for members of the community.

Policy PS-4.1.1 Inventory public and private education facilities.

Policy PS-4.1.2 Coordinate and communicate with the appropriate school districts on issues of mutual interest including, school facility location/expansion, impacts of new development, impacts of school facilities and activities on the community, parks and recreation programs, population and growth projections, and school involvement in the community.

OBJECTIVE PS-4.2 Encourage diverse and continuing education opportunities.

Policy PS-4.2.1 Inventory public and private education programs that serve Kenmore.

Policy PS-4.2.2 Recognize Bastyr University as an important institution providing higher education in the region. Establish regular communication with the University regarding traffic and circulation, parks and recreation, and other areas of community concern.

Policy PS-4.2.3 Support continuing education programs offered by the University of Washington – Bothell campus, Bastyr University, Shoreline and Cascadia College, the King County Library System, and other providers.

OBJECTIVE PS-4.3 Provide adequate library services in the community.

Policy PS-4.3.1 In partnership with the King County Library System, encourage increased local library services to the Kenmore community.

GOAL PS-5.  SUPPORT THE PROVISION OF EFFECTIVE AND ACCESSIBLE HUMAN SERVICES THAT ADDRESS COMMUNITY CONCERNS

OBJECTIVE PS-5.1 Coordinate with existing human service providers to make the most effective use of resources committed to human services including family, senior, youth, health, etc. in the Kenmore community.

Policy PS-5.1.1 Increase coordination among providers of services with the aim of expanding services to Kenmore residents. Work with the talent base already available in the service provider community to develop comprehensive approaches to meet the needs of residents. Consider the following roles for active City involvement:
a. Convene meeting(s) of providers serving Kenmore to develop plans for increased or more focused services in Kenmore.

b. Improve community information on services available to Kenmore residents. City Hall should continue to be a central source for information on services available to Kenmore residents.

OBJECTIVE PS-5.2 Make health and human services more accessible to the Kenmore community.

Policy PS-5.2.1 Help make health and human services more accessible and less subject to the barriers of inadequate transportation and facilities space. Consider the following roles for active City participation:

a. Facilitating improved transportation services for Kenmore residents. The City should meet with Metro transportation services and Sound Transit staff to develop increased transit service within Kenmore and routes between Kenmore and neighboring communities.

b. Supporting partnerships between schools and local service agencies for space to operate youth programs and services at school sites.

Policy PS-5.2.2 Support the efforts of the Kenmore Senior Program, and the Northshore Senior Center, to provide a variety of recreational, social, educational, and wellness programs to the Kenmore Community.

Policy PS-5.2.3 Help prevent obesity through programs that make Kenmore a healthy place to live, learn and thrive.

OBJECTIVE PS-5.3 Recognize the City’s limited resources by applying municipal funds to fill gaps in services or to leverage federal, state or regional funding received.

Policy PS-5.3.1 Encourage agencies and human services providers to update information on community needs and available services, with recommendations on how providers might reduce or eliminate gaps in service for Kenmore residents.

Policy PS-5.3.2 Utilize Federal and State funding, or other grant funding, to help expand programs to fill gaps in services.

IMPLEMENTATION STRATEGIES

These Public Services policies would require new or increased commitments of City resources to prepare new regulations, review/amend existing regulations, create educational or incentive programs, or coordinate with adjacent jurisdictions.

New programs, rules, or regulations would be needed to address:

- Preparation of an annual report on the status of Comprehensive Plan goals, objectives, and policies, and implementing plans
- Inventorying educational facilities and programs serving Kenmore.
• Encouraging agencies and human services providers to update information on community needs and available services, with recommendations on how providers might reduce or eliminate gaps in service for Kenmore residents.

• Development of a recreational guide to promote locations and opportunities for physical activity.

Additional or continuing efforts would need to be made to coordinate with adjacent jurisdictions or participate in regional programs, including:

• Coordinate with the Northshore Fire Department in their development review and inspection programs
• Participate in regional emergency management systems
• Coordinate with school districts and Bastyr University
• Coordinate with the Library District
• Facilitate meeting(s) with human service providers.

REFERENCES
Bastyr University website: http://www.bastyr.edu/.


City of Kenmore website: http://www.kenmorewa.gov/.

King County Library System (February 2015). Personal communication from Karen Hardiman to Lauri Anderson, Senior Planner.

King County Library System website: http://www.kcls.org/.

King County Sheriff’s Office (February 2015). Personal communication from Police Chief Cliff Sether to Lauri Anderson, Senior Planner.

Northshore Fire Department (February 2015). Personal communications from Fire Chief Jim Torpin to Lauri Anderson, Senior Planner.


Northshore School District 417 (April 2015). Personal communications from Leanna Albrecht, Communications Director, to Lauri Anderson, Senior Planner.

Capital Facilities Element

* * *

Concurrency, Level of Service and Impact Fees

Concurrency refers to the timely provision of public facilities and services relative to the need for them, especially for transportation improvements. WAC 365-196-210 states, “Concurrency means that adequate public facilities are available when the impacts of development occur, or within a specified time thereafter.” The City maintains a 6-year capital improvement program that identifies needed improvements and the funds to pay for them. Longer-term facilities plans are described in individual Comprehensive Plan elements and summarized in this element, along with estimates of future costs.

Level of service standards provide the baseline by which the impacts of new development are measured. WAC 365-196-210 states, “Level of service means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards.” For transportation facilities, if growth will reduce the level of service below the City’s adopted standards, development permits cannot be issued until facilities are provided. The Transportation Element discusses level of service standards for multimodal transportation facilities.

The City’s impact fee requirements are in place to maintain desired levels of service by providing funding from new development for needed improvements. Impact fees are available as a funding mechanism for transportation facilities, parks, fire protection facilities, and schools. While the City requires impact fees for transportation facilities and parks, if the Northshore School District presently is not collecting that impact fees for schools are needed, they may request that the City collect school impact fees on their behalf. The need for additional fire protection facilities was not identified in the Public Services Element.”

* * *
Land Use Element

**OBJECTIVE 2.1 Implement the Comprehensive Plan Land Use Map.**

Policy LU-2.1.1 Designate the proposed general distribution, general location and extent of the uses of land, where appropriate, for housing, commerce, recreation, open spaces, public utilities, public facilities, and other land uses. The official Comprehensive Plan Land Use Map is included as **Figure LU-3**.

Policy LU-2.1.2 Implement a range of residential, commercial, and public land use classifications:

a. **Table of Districts and Densities.** Utilize the following table to establish land use districts and basic and maximum densities allowed in the City.

<table>
<thead>
<tr>
<th>LAND USE/ZONE DISTRICT</th>
<th>BASE DENSITY/ MAXIMUM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential 1 Dwelling Unit Per Acre (R-1)</td>
<td>1 (4)</td>
</tr>
<tr>
<td>Residential 4 Dwelling Units Per Acre (R-4)</td>
<td>4 (6)</td>
</tr>
<tr>
<td>Residential 6 Dwelling Units Per Acre (R-6)</td>
<td>6 (9)</td>
</tr>
<tr>
<td>Residential 8 Dwelling Units Per Acre (R-8)</td>
<td>8 (12)</td>
</tr>
<tr>
<td>Residential 12 Dwelling Units Per Acre (R-12)</td>
<td>12 (18)</td>
</tr>
<tr>
<td>Residential 18 Dwelling Units Per Acre (R-18)</td>
<td>18 (27)</td>
</tr>
<tr>
<td>Residential 24 Dwelling Units Per Acre (R-24)</td>
<td>24 (36)</td>
</tr>
<tr>
<td>Downtown Residential</td>
<td>48 to 72 (72)</td>
</tr>
<tr>
<td>Neighborhood Business (NB)</td>
<td>8 (42)</td>
</tr>
<tr>
<td>Community Business (CB)</td>
<td>24 (36)</td>
</tr>
<tr>
<td>Waterfront Commercial (WC)</td>
<td>48 (72)</td>
</tr>
<tr>
<td>Urban Corridor (UC)</td>
<td>48 (72)</td>
</tr>
<tr>
<td>Regional Business (RB)</td>
<td>48 (72)</td>
</tr>
<tr>
<td>Downtown Commercial</td>
<td>48 to 72 (72)</td>
</tr>
<tr>
<td>Public and Private Facilities (PREF)</td>
<td>n/a</td>
</tr>
<tr>
<td>Special Study Area</td>
<td>Special District</td>
</tr>
</tbody>
</table>

1 In the R-1 zone, the base density of 1 unit per acre may be transferred onsite to less constrained property. The bonus indicated in parentheses may only be transferred off-site to a density receiving area such as the Downtown. Bonus criteria are subject to requirements of the Kenmore Municipal Code.

b. **District Descriptions.** Utilize the following purpose statements to distinguish the land use districts.
* * *

- Neighborhood Business: The purposes of the Neighborhood Business District are to provide convenient daily retail and personal services for a limited service area, to minimize the impacts of commercial activities on nearby properties, and to provide for limited residential development.

- Community Business: The purpose of the Community Business District is to provide pedestrian-friendly, mixed-use development that both supports larger mixed-use and commercial areas with its residential development, and provides small-scale retail, office, educational, and personal services uses, and offices, for the local community. Allowable uses include a wide range of retail, professional, governmental, and personal services than are found in Neighborhood Business districts, as well as limited small-scale office uses, and mixed-use (housing and retail/service) developments. Commercial uses with extensive outdoor storage or auto-related and industrial uses would be discouraged in the Community Business District.

* * *