

## Chapter 18.20 Technical Terms and Land Use Definitions

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## Definitions

**18.20.880 Electrical substation.**

“Electrical substation” means a *site* containing equipment for the conversion of high voltage electrical power transported through transmission lines into lower voltages transported through distribution lines and suitable for individual users. [Ord. 11-0329 § 3 (Exh. 1).]

**18.20.885 Emergent wetland.**

“Emergent wetland” means a *wetland* with at least 30 percent of the surface area covered by erect, rooted, herbaceous *vegetation* extending above the water surface as the uppermost vegetative stratum. [Ord. 11-0329 § 3 (Exh. 1).]

**18.20.890 Emergency.**

“Emergency” means an occurrence during which there is imminent danger to the public health, safety and welfare, or which poses an imminent risk to property, as a result of a natural or manmade catastrophe as so declared by the *city manager*. [Ord. 11-0329 § 3 (Exh. 1).]

**18.20.891 Emergency Housing**

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that are intended to address the basic health, food, clothing and personal hygiene needs of individuals

or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement (RCW 36.70A.030(14)).

### 18.20.892 Emergency Shelter

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodation (RCW 36.70A.030(15)).

### 18.20.900 Energy resource recovery facility.

*Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

### 18.20.910 Enhancement.

“Enhancement” means actions taken to improve habitat or water quality function and/or wildlife use in an existing viable wetland, stream, or habitat area or established buffers, by planting native species, removing nonnative species, installing habitat *structures*, installing environmentally compatible erosion controls, and any other measures approved by the City. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream, or habitat area or buffer. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

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### 18.20.1210 Geologist.

“Geologist” means a person who has earned at least a Bachelor of Science degree in the geological sciences from an accredited college or university or who has equivalent educational training and at least four years of professional experience. [Ord. 11-0329 § 3 (Exh. 1).]

### 18.20.1230 Golf course facility.

*Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

### 18.20.1231 Good Neighbor Agreement

“Good Neighbor Agreement” means an agreement, in the form of a signed document between the operator of the STEP housing development and all applicable parties outlined in the agreement, detailing operating procedures, communication, and policies for the

STEP housing development as it relates to its residents and the surrounding community as defined in the agreement.

#### 18.20.1233 Government/business services land uses.

For purposes of Chapters [18.35](#) and [18.40](#) KMC, “government/business services land uses” means *air transportation service; business service, standard; construction and trade; fire or police facility; heavy equipment and truck repair; office; private stormwater management facility; public agency archive; public agency or utility yard; standalone parking; transportation; utility facility; vehicle or equipment rental; warehousing; and wholesale trade.* [Ord. 17-0438 § 2 (Att. A); Ord. 11-0329 § 3 (Exh. 1).]

#### 18.20.1235 Government facilities, City.

*Repealed by Ord. 17-0438.* [Ord. 11-0329 § 3 (Exh. 1).]

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#### 18.20.2035 Pedestrian walkway.

“Pedestrian walkway” means a public walkway that connects public *streets* to other *streets, walkways, public spaces,* or drives. Public walkways should be lit for nighttime use and be aligned for maximum nighttime visibility. [Ord. 11-0329 § 3 (Exh. 1).]

#### 18.20.2040 Permanent school facilities.

“Permanent school facilities” means facilities of a *school district* with a fixed foundation which are not *relocatable facilities.* [Ord. 11-0329 § 3 (Exh. 1).]

#### 18.20.2045 Permanent Supportive Housing

“Permanent Supportive Housing” is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW (RCW 36.70A.030(31)).

**18.20.2050 Personal medical supply store.**

*Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

**18.20.2055 Personal service.**

“Personal service” means an establishment primarily engaged in providing services to individuals, such as beauty and barber shops, retail laundry and drycleaning including coin-operated, clothing alterations and repair, diaper services, carpet and upholstery cleaning services, photo studios, shoe repair, pet grooming, and repair of personal or household items. This definition excludes automotive repair and service.

May include NAICS 5322 (Consumer Goods Rental), 5323 (General Rental Center), 541921 (Photo Studios), 811211 (Consumer Electronics Repair and Maintenance), and 8114 (Personal and Household Goods Repair and Maintenance). May include 812 (Personal and Laundry Services) except the following: 8122 (Death Care Services), 812332 (Industrial Launderers), and 81293 (Parking Lots and Garages). [Ord. 14-0391 § 2 (Exh. 1).]

...

**18.20.2920 Street frontage.**

“Street frontage” means any portion of a *lot* or combination of *lots* which directly abut a *street*. [Ord. 11-0329 § 3 (Exh. 1).]

**18.20.2925 Street tree.**

“Street tree” means *trees* located within the *street* right-of-way, adjacent to public or *private streets*, including undeveloped areas. [Ord. 11-0329 § 3 (Exh. 1).]

**18.20.2927 STEP Housing**

“STEP Housing” refers to Emergency shelter, Transitional housing, Emergency housing, and Permanent supportive housing. See definitions for those individual terms.

**18.20.2930 Structure.**

“Structure” means anything permanently constructed in or on the ground, or over the water; excluding *fences* eight feet or less in height, decks less than 18 inches above grade, paved areas, and structural or nonstructural fill. [Ord. 11-0329 § 3 (Exh. 1).]

**18.20.2935 Structural diversity.**

“Structural diversity” means the relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plan

communities (e.g., ground cover, shrub layer, and tree canopy), the variety of plant species, and the spacing or pattern of vegetation. [Ord. 24-0624 § 4 (Exh. B).]

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#### 18.20.2980 Theatrical production services.

*Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

#### 18.20.2990 Tower.

“Tower” means any wireless communications structure that is designed and constructed primarily for the purpose of supporting one or more antennas. “Tower” includes a lattice tower or monopole. “Tower” does not include a replacement utility pole or an amateur (ham) radio facility. [Ord. 16-0426 § 4 (Att. B).]

#### 18.20.2995 Transitional Housing

“Transitional housing” means a project that provides housing and supportive services to homeless persons or families and that has as its purpose facilitating the movement of homeless persons and families into independent living, generally in less than two years (RCW 84.36.043(3)(c)). [Ord. 4393 § 1 (Exh. A), 2025].

#### 18.20.3000 Trails.

“Trails” means manmade pathways designed and intended for use by pedestrians, bicyclists, equestrians, and/or recreational users. [Ord. 11-0329 § 3 (Exh. 1).]

#### 18.20.3010 Transfer station.

*Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

# Kenmore Municipal Code Edits

## Primer

The format of Kenmore Municipal Code edits is as follows:

- **Code Section Title**
- **Table Number within the section**
- **Table as is in the section with proposed edits written in red underlined text.**
- **Footnotes use the next highest number after the existing series of footnote numbers. Ex: last footnote number is “Temporary lodging<sup>37</sup>” then the first footnote used for the code edits will be “Transitional Housing<sup>38</sup>”**
  - **This occurs regardless of which column the edit occurs.**
- **Footnotes are to be added after the last existing footnote in the appropriate section**

## 18.21.020 Residential Zones R-1, R-4 and R-6

Table A. R-1, R-4 and R-6 Zones Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED                                | PROHIBITED                                      |
|--|--|---|
| <i>Air transportation service<sup>1</sup></i>    | <i>Ambulatory surgery center<sup>25</sup></i>          | <i>Adult entertainment business</i>             |
| <i>Arts, entertainment, indoor<sup>2,3</sup></i> | <i>Arts, entertainment, outdoor<sup>26</sup></i>       | <i>Animal kennel/shelter</i>                    |
| <i>Day care<sup>4</sup></i>                      | <i>Cemetery, columbarium or mausoleum<sup>27</sup></i> | <i>Auction house</i>                            |
| <i>Educational service<sup>5</sup></i>           | <i>College/university<sup>25</sup></i>                 | <i>Automotive sales and service, marine</i>     |
| <i>Family child-care home<sup>6</sup></i>        | <i>Community residential facility<sup>28</sup></i>     | <i>Automotive sales and service, non-marine</i> |
| <i>Fire or police facility<sup>7,8</sup></i>     | <i>Eating and drinking place<sup>3,29</sup></i>        | <i>Business service, intensive</i>              |

Table A. R-1, R-4 and R-6 Zones Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED                                 | PROHIBITED                         |
|---|---|------------------------------------|
| <i>Health care and social assistance</i> <sup>9,10</sup>  | <i>Hospital</i> <sup>25</sup>                           | <i>Business service, standard</i>  |
| <i>Multiple-family dwelling</i> <sup>11</sup>             | <i>Manufactured housing community</i> <sup>30</sup>     | <i>Cannabis business</i>           |
| <i>Office</i> <sup>12</sup>                               | <i>Personal service</i> <sup>31</sup>                   | <i>Cannabis cooperative</i>        |
| <i>Park</i> <sup>13</sup>                                 | <i>Recreational facility, indoor</i> <sup>3,16,32</sup> | <i>Construction and trade</i>      |
| <i><u>Permanent Supportive Housing</u></i> <sup>38</sup>  | <i>Regional land use</i> <sup>33,34,35</sup>            | <i>Funeral home/crematory</i>      |
| <i>Recreational facility, outdoor</i> <sup>14,15,16</sup> | <i>Retail sales</i> <sup>31,36</sup>                    | <i>Laboratory</i>                  |
| <i>Religious institution</i> <sup>17</sup>                | <i>Temporary lodging</i> <sup>37</sup>                  | <i>Manufacturing, heavy</i>        |
| <i>Resource land use</i> <sup>18</sup>                    |   | <i>Manufacturing, light</i>        |
| <i>Single detached dwelling unit</i> <sup>19,20</sup>     |   | <i>Mobile food service</i>         |
| <i>Standalone parking</i> <sup>21</sup>                   |   | <i>Retail sales, bulk</i>          |
| <i>Supportive living facility</i> <sup>22</sup>           |   | <i>Secure facility</i>             |
| <i><u>Transitional Housing</u></i> <sup>38</sup>          |   | <i>Transportation</i>              |
| <i>Utility facility</i> <sup>23,24</sup>                  |   | <i>Vehicle or equipment rental</i> |
|   |   | <i>Vehicle refueling station</i>   |
|   |   | <i>Warehousing</i>                 |

Table A. R-1, R-4 and R-6 Zones Use Allowances

| PERMITTED | CONDITIONALLY PERMITTED | PROHIBITED      |
|-----------|-------------------------|-----------------|
|           |                         | Wholesale trade |
|           |                         |                 |
|           |                         |                 |

<sup>38</sup> *Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

### 18.21.040 Residential Zones R-12, R-18 and R-24

Table C. R-12, R-18, and R-24 Zones Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED                                | PROHIBITED                                      |
|--|--|---|
| <i>Air transportation service<sup>1</sup></i>    | <i>Ambulatory surgery center<sup>25</sup></i>          | <i>Adult entertainment business</i>             |
| <i>Arts, entertainment, indoor<sup>2,3</sup></i> | <i>Arts, entertainment, outdoor<sup>26</sup></i>       | <i>Animal kennel/shelter</i>                    |
| <i>College/university<sup>4,5</sup></i>          | <i>Cemetery, columbarium or mausoleum<sup>27</sup></i> | <i>Auction house</i>                            |
| <i>Community residential facility</i>            | <i>Eating and drinking place<sup>3,28</sup></i>        | <i>Automotive sales and service, marine</i>     |
| <i>Construction and trade<sup>6</sup></i>        | <i>Hospital<sup>5</sup></i>                            | <i>Automotive sales and service, non-marine</i> |
| <i>Day care<sup>7</sup></i>                      | <i>Personal service<sup>29</sup></i>                   | <i>Business service, intensive</i>              |
| <i>Educational service<sup>8</sup></i>           | <i>Recreational facility, indoor<sup>3,30,31</sup></i> | <i>Business service, standard</i>               |
| <i>Family child-care home<sup>9</sup></i>        | <i>Regional land use<sup>32</sup></i>                  | <i>Cannabis business</i>                        |

## 18.21.040 Residential Zones R-12, R-18 and R-24

Table C. R-12, R-18, and R-24 Zones Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED                | PROHIBITED                         |
|--|--|------------------------------------|
| <i>Fire or police facility</i> <sup>10,11,12</sup>         | <i>Retail sales</i> <sup>29,33</sup>   | <i>Cannabis cooperative</i>        |
| <i>Health care and social assistance</i> <sup>4,5,13</sup> | <i>Temporary lodging</i> <sup>34</sup> | <i>Funeral home/crematory</i>      |
| <i>Manufactured housing community</i>                      | <i>Warehousing</i> <sup>35</sup>       | <i>Laboratory</i>                  |
| <i>Multiple-family dwelling</i>                            |  | <i>Manufacturing, heavy</i>        |
| <i>Office</i> <sup>14</sup>                                |  | <i>Manufacturing, light</i>        |
| <i>Park</i> <sup>15</sup>                                  |  | <i>Mobile food service</i>         |
| <u>Permanent Supportive Housing</u> <sup>36</sup>          |  | <i>Resource land use</i>           |
| <i>Recreational facility, outdoor</i> <sup>16,17</sup>     |  | <i>Retail sales, bulk</i>          |
| <i>Religious institution</i> <sup>18</sup>                 |  | <i>Secure facility</i>             |
| <i>Single detached dwelling unit</i> <sup>19,20</sup>      |  | <i>Transportation</i>              |
| <i>Standalone parking</i> <sup>21</sup>                    |  | <i>Vehicle or equipment rental</i> |
| <i>Supportive living facility</i>                          |  | <i>Vehicle refueling station</i>   |
| <u>Transitional Housing</u> <sup>36</sup>                  |  | <i>Wholesale trade</i>             |
| <i>Utility facility</i> <sup>22,23,24</sup>                |  |                                    |

<sup>36</sup> Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.

## 18.21.045 Residential Zone MHC

Table D. MHC Zone Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED                   | PROHIBITED                                     |
|---|---|--|
| <i>Day care</i> <sup>1</sup>                        | <i>Community residential facility</i>     | <i>Adult entertainment business</i>            |
| <i>Family child-care home</i> <sup>2</sup>          | <i>Cemetery, columbarium or mausoleum</i> | <i>Air transportation service</i>              |
| <i>Manufactured housing community</i> <sup>8</sup>  | <i>Educational service</i> <sup>6</sup>   | <i>Ambulatory surgery center</i>               |
| <i>Park</i> <sup>3</sup>                            | <i>Religious institution</i>              | <i>Animal kennel/shelter</i>                   |
| <u>Permanent Supportive Housing</u> <sup>8</sup>    | <i>Supportive living facility</i>         | <i>Arts, entertainment, indoor</i>             |
| <i>Single detached dwelling unit</i> <sup>4,5</sup> | <i>Temporary lodging</i> <sup>7</sup>     | <i>Arts, entertainment, outdoor</i>            |
| <u>Transitional Housing</u> <sup>8</sup>            |   | <i>Auction house</i>                           |
|   |   | <i>Automotive sales and service, marine</i>    |
|   |   | <i>Automotive sales and service, nonmarine</i> |
|   |   | <i>Business service, intensive</i>             |
|   |   | <i>Business service, standard</i>              |
|   |   | <i>Cannabis business</i>                       |

## 18.21.045 Residential Zone MHC

Table D. MHC Zone Use Allowances

| PERMITTED | CONDITIONALLY PERMITTED | PROHIBITED                               |
|-----------|-------------------------|--|
|           |                         | <i>Cannabis cooperative</i>              |
|           |                         | <i>College/university</i>                |
|           |                         | <i>Construction and trade</i>            |
|           |                         | <i>Eating and drinking place</i>         |
|           |                         | <i>Fire or police facility</i>           |
|           |                         | <i>Funeral home/crematory</i>            |
|           |                         | <i>Health care and social assistance</i> |
|           |                         | <i>Hospital</i>                          |
|           |                         | <i>Laboratory</i>                        |
|           |                         | <i>Manufacturing, heavy</i>              |
|           |                         | <i>Manufacturing, light</i>              |
|           |                         | <i>Mobile food service</i>               |
|           |                         | <i>Multiple-family dwelling</i>          |
|           |                         | <i>Office</i>                            |
|           |                         | <i>Personal service</i>                  |
|           |                         | <i>Recreational facility, indoor</i>     |

## 18.21.045 Residential Zone MHC

Table D. MHC Zone Use Allowances

| PERMITTED | CONDITIONALLY PERMITTED | PROHIBITED                            |
|-----------|-------------------------|---------------------------------------|
|           |                         | <i>Recreational facility, outdoor</i> |
|           |                         | <i>Regional land use</i>              |
|           |                         | <i>Resource land use</i>              |
|           |                         | <i>Retail sales</i>                   |
|           |                         | <i>Retail sales, bulk</i>             |
|           |                         | <i>Secure facility</i>                |
|           |                         | <i>Standalone parking</i>             |
|           |                         | <i>Transportation</i>                 |
|           |                         | <i>Utility facility</i>               |
|           |                         | <i>Vehicle or equipment rental</i>    |
|           |                         | <i>Vehicle refueling station</i>      |
|           |                         | <i>Warehousing</i>                    |
|           |                         | <i>Wholesale trade</i>                |
|           |                         |                                       |

<sup>8</sup> *Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

## 18.24.020 Downtown Residential Zone

Table A. Downtown Residential Zone Use Allowances

| <b>PERMITTED</b>  | <b>CONDITIONALLY PERMITTED</b>                        | <b>PROHIBITED</b>                               |
|---|---|---|
| <i>Arts, entertainment, indoor<sup>1</sup></i>          | <i>Eating and drinking place<sup>1</sup></i>          | <i>Adult entertainment business</i>             |
| <i>Auction house, existing<sup>2</sup></i>              | <i>Educational service<sup>3</sup></i>                | <i>Air transportation service</i>               |
| <i>Business service, standard<sup>3</sup></i>           | <i>Health care and social assistance<sup>10</sup></i> | <i>Ambulatory surgery center</i>                |
| <i>Community residential facility</i>                   | <i>Religious institution</i>                          | <i>Animal kennel/shelter</i>                    |
| <i>Day care<sup>4</sup></i>                             | <i>Supportive living facility</i>                     | <i>Arts, entertainment, outdoor</i>             |
| <i>Family child-care home<sup>5</sup></i>               | <i>Utility facility<sup>11</sup></i>                  | <i>Automotive sales and service, marine</i>     |
| <i>Manufactured housing community<sup>12</sup></i>      |   | <i>Automotive sales and service, non-marine</i> |
| <i>Multiple-family dwelling<sup>6</sup></i>             |   | <i>Business service, intensive</i>              |
| <i>Office<sup>3</sup></i>                               |   | <i>Cemetery, columbarium or mausoleum</i>       |
| <i>Park</i>   |   | <i>College/university</i>                       |
| <i><u>Permanent Supportive Housing<sup>11</sup></u></i> |   | <i>Construction and trade</i>                   |
| <i>Personal service<sup>3</sup></i>                     |   | <i>Fire or police facility</i>                  |
| <i>Recreational facility, indoor</i>                    |   | <i>Funeral home/crematory</i>                   |
| <i>Retail sales<sup>3,7</sup></i>                       |   | <i>Hospital</i>                                 |

Table A. Downtown Residential Zone Use Allowances

| <b>PERMITTED</b>   | <b>CONDITIONALLY PERMITTED</b> | <b>PROHIBITED</b>                     |
|--|--------------------------------|---------------------------------------|
| <i>Single detached dwelling unit, existing legal<sup>8</sup></i> |                                | <i>Laboratory</i>                     |
| <i>Temporary lodging<sup>9</sup></i>                             |                                | <i>Manufacturing, heavy</i>           |
| <i><u>Transitional Housing<sup>11</sup></u></i>                  |                                | <i>Manufacturing, light</i>           |
|  |                                | <i>Marijuana business</i>             |
|  |                                | <i>Marijuana cooperative</i>          |
|  |                                | <i>Mobile food service</i>            |
|  |                                | <i>Recreational facility, outdoor</i> |
|  |                                | <i>Regional land use</i>              |
|  |                                | <i>Resource land use</i>              |
|  |                                | <i>Retail sales, bulk</i>             |
|  |                                | <i>Secure facility</i>                |
|  |                                | <i>Standalone parking</i>             |
|  |                                | <i>Transportation</i>                 |
|  |                                | <i>Vehicle or equipment rental</i>    |
|  |                                | <i>Vehicle refueling station</i>      |
|  |                                | <i>Warehousing</i>                    |
|  |                                | <i>Wholesale trade</i>                |

Table A. Downtown Residential Zone Use Allowances

| PERMITTED | CONDITIONALLY PERMITTED | PROHIBITED |
|-----------|-------------------------|------------|
|           |                         |            |

<sup>11</sup> *Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

### 18.24A.20 Urban Residential Zone

Table A. Urban Residential Zone Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED                              | PROHIBITED                                      |
|--|--|---|
| <i>Day care</i>  | <i>Arts, entertainment, indoor<sup>1</sup></i>       | <i>Adult entertainment business</i>             |
| <i>Eating and drinking place<sup>1</sup></i>           | <i>Business service, standard<sup>1</sup></i>        | <i>Air transportation service</i>               |
| <i>Educational service<sup>1</sup></i>                 | <i>Health care and social assistance<sup>1</sup></i> | <i>Ambulatory surgery center</i>                |
| <i><u>Emergency Shelter</u></i>                        | <i>Manufacturing, light<sup>1,3</sup></i>            | <i>Animal kennel/shelter</i>                    |
| <i>Mobile food service<sup>2</sup></i>                 | <i>Park</i>  | <i>Arts, entertainment, outdoor</i>             |
| <i>Multiple-family dwelling<sup>4</sup></i>            | <i>Personal service<sup>1</sup></i>                  | <i>Auction house</i>                            |
| <i>Office<sup>1</sup></i>                              | <i>Recreational facility, indoor<sup>1</sup></i>     | <i>Automotive sales and service, marine</i>     |
| <i><u>Permanent Supportive Housing<sup>5</sup></u></i> | <i>Regional land use</i>                             | <i>Automotive sales and service, non-marine</i> |
| <i><u>Transitional Housing<sup>5</sup></u></i>         | <i>Retail sales<sup>1,3</sup></i>                    | <i>Business service, intensive</i>              |

## 18.24A.20 Urban Residential Zone

Table A. Urban Residential Zone Use Allowances

| PERMITTED | CONDITIONALLY PERMITTED              | PROHIBITED                                |
|-----------|--------------------------------------|---|
|           | <i>Temporary lodging<sup>1</sup></i> | <i>Cannabis business</i>                  |
|           |                                      | <i>Cannabis cooperative</i>               |
|           |                                      | <i>Cemetery, columbarium or mausoleum</i> |
|           |                                      | <i>College/university</i>                 |
|           |                                      | <i>Community residential facility</i>     |
|           |                                      | <i>Construction and trade</i>             |
|           |                                      | <i>Family child-care home</i>             |
|           |                                      | <i>Fire or police facility</i>            |
|           |                                      | <i>Funeral home/crematory</i>             |
|           |                                      | <i>Hospital</i>                           |
|           |                                      | <i>Laboratory</i>                         |
|           |                                      | <i>Manufactured housing community</i>     |
|           |                                      | <i>Manufacturing, heavy</i>               |
|           |                                      | <i>Recreational facility, outdoor</i>     |
|           |                                      | <i>Religious institution</i>              |
|           |                                      | <i>Resource land use</i>                  |

## 18.24A.20 Urban Residential Zone

Table A. Urban Residential Zone Use Allowances

| PERMITTED | CONDITIONALLY PERMITTED | PROHIBITED                           |
|-----------|-------------------------|--------------------------------------|
|           |                         | <i>Retail sales, bulk</i>            |
|           |                         | <i>Secure facility</i>               |
|           |                         | <i>Single detached dwelling unit</i> |
|           |                         | <i>Standalone parking</i>            |
|           |                         | <i>Supportive living facility</i>    |
|           |                         | <i>Transportation</i>                |
|           |                         | <i>Utility facility</i>              |
|           |                         | <i>Vehicle or equipment rental</i>   |
|           |                         | <i>Vehicle refueling station</i>     |
|           |                         | <i>Warehousing</i>                   |
|           |                         | <i>Wholesale trade</i>               |
|           |                         |                                      |

<sup>5</sup> *Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

## 18.25.020 Downtown Commercial Zone

Table A. Downtown Commercial Zone Use Allowances

| <b>PERMITTED</b>  | <b>CONDITIONALLY PERMITTED</b>        | <b>PROHIBITED</b>                         |
|---|---------------------------------------|---|
| <i>Adult entertainment business<sup>1</sup></i>                             | <i>Air transportation service</i>     | <i>Animal kennel/shelter</i>              |
| <i>Arts, entertainment, indoor</i>  | <i>Ambulatory surgery center</i>      | <i>Business service, intensive</i>        |
| <i>Arts, entertainment, outdoor<sup>2</sup></i>                             | <i>College/university</i>             | <i>Cemetery, columbarium or mausoleum</i> |
| <i>Auction house, existing<sup>3</sup></i>                                  | <i>Community residential facility</i> | <i>Construction and trade</i>             |
| <i>Automotive sales and service, marine, existing legal<sup>4</sup></i>     | <i>Fire or police facility</i>        | <i>Family child-care home</i>             |
| <i>Automotive sales and service, non-marine, existing legal<sup>4</sup></i> | <i>Hospital</i>                       | <i>Funeral home/crematory</i>             |
| <i>Business service, standard</i>   | <i>Laboratory</i>                     | <i>Manufacturing, heavy</i>               |
| <i>Day care</i>   | <i>Religious institution</i>          | <i>Manufacturing, light</i>               |
| <i>Eating and drinking place</i>  | <i>Utility facility<sup>16</sup></i>  | <i>Cannabis business</i>                  |
| <i>Educational service<sup>5</sup></i>                                      |                                       | <i>Cannabis cooperative</i>               |
| <i><u>Emergency Housing<sup>16</sup></u></i>                                |                                       | <i>Recreational facility, outdoor</i>     |
| <i><u>Emergency Shelter</u></i>   |                                       | <i>Resource land use</i>                  |
| <i>Health care and social assistance<sup>6,7</sup></i>                      |                                       | <i>Retail sales, bulk</i>                 |

Table A. Downtown Commercial Zone Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED | PROHIBITED                           |
|--|-------------------------|--------------------------------------|
| <i>Manufactured housing community</i> <sup>17</sup>      |                         | <i>Secure facility</i>               |
| <i>Mobile food service</i> <sup>8</sup>                  |                         | <i>Single detached dwelling unit</i> |
| <i>Multiple-family dwelling</i> <sup>9</sup>             |                         | <i>Supportive living facility</i>    |
| <i>Office</i>  |                         | <i>Transportation</i>                |
| <i>Park</i>  |                         | <i>Warehousing</i>                   |
| <i><u>Permanent Supportive Housing</u></i> <sup>16</sup> |                         | <i>Wholesale trade</i>               |
| <i>Personal service</i>                                  |                         |                                      |
| <i>Recreational facility, indoor</i>                     |                         |                                      |
| <i>Regional land use</i> <sup>10</sup>                   |                         |                                      |
| <i>Retail sales</i> <sup>11</sup>                        |                         |                                      |
| <i>Standalone parking</i> <sup>12</sup>                  |                         |                                      |
| <i>Temporary lodging</i> <sup>13</sup>                   |                         |                                      |
| <i><u>Transitional Housing</u></i> <sup>16</sup>         |                         |                                      |
| <i>Vehicle or equipment rental</i> <sup>14</sup>         |                         |                                      |
| <i>Vehicle refueling station</i> <sup>15</sup>           |                         |                                      |

<sup>16</sup>*Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

## 18.25A.030 Urban Corridor Zone

Table A. Urban Corridor West Subarea Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED                            | PROHIBITED   |
|---|--|--|
| <i>Adult entertainment business<sup>1</sup></i>       | <i>Arts, entertainment, outdoor<sup>11</sup></i>   | <i>Air transportation service</i>                  |
| <i>Ambulatory surgery center</i>                      | <i>College/university</i>                          | <i>Auction house</i>                               |
| <i>Animal kennel/shelter<sup>2</sup></i>              | <i>Fire or police facility</i>                     | <i>Automotive sales and service, marine</i>        |
| <i>Arts, entertainment, indoor</i>                    | <i>Laboratory<sup>5</sup></i>                      | <i>Automotive sales and service, nonmarine</i>     |
| <i>Business service, standard</i>                     | <i>Recreational facility, indoor<sup>8</sup></i>   | <i>Business service, intensive</i>                 |
| <i>Cannabis business</i>                              | <i>Recreational facility, outdoor<sup>13</sup></i> | <i>Cannabis cooperative</i>                        |
| <i>Cemetery, columbarium or mausoleum<sup>3</sup></i> |  | <i>Construction and trade</i>                      |
| <i>Community residential facility</i>                 |  | <i>Family child-care home</i>                      |
| <i>Day care</i>                                       |  | <i>Hospital</i>                                    |
| <i>Eating and drinking place<sup>4</sup></i>          |  | <i>Manufactured housing community</i>              |
| <i>Educational service</i>                            |  | <i>Manufacturing, heavy</i>                        |
| <i><u>Emergency Housing<sup>12</sup></u></i>          |  | <i>Recreational facility, outdoor<sup>13</sup></i> |
| <i><u>Emergency Shelter</u></i>                       |  | <i>Regional land use</i>                           |
| <i>Funeral home/crematory</i>                         |  | <i>Resource land use</i>                           |
| <i>Health care and social assistance</i>              |  | <i>Retail sales, bulk</i>                          |
| <i>Laboratory<sup>5</sup></i>                         |  | <i>Secure facility</i>                             |
| <i>Manufacturing, light</i>                           |  | <i>Single detached dwelling unit</i>               |
| <i>Mobile food service<sup>6</sup></i>                |  | <i>Transportation</i>                              |
| <i>Multiple-family dwelling<sup>7</sup></i>           |  | <i>Utility facility</i>                            |
| <i>Office</i>   |  |  |

Table A. Urban Corridor West Subarea Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED | PROHIBITED   |
|--|-------------------------|--|
| <i>Park</i><br><a href="#"><u>Permanent Supportive Housing<sup>12</sup></u></a><br><i>Personal service</i><br><i>Recreational facility, indoor<sup>8</sup></i><br><i>Religious institution</i><br><i>Retail sales<sup>9</sup></i><br><i>Standalone parking<sup>10</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><a href="#"><u>Transitional Housing<sup>12</sup></u></a> |                         | <i>Vehicle or equipment rental</i><br><i>Vehicle refueling station</i><br><i>Warehousing</i><br><i>Wholesale trade</i> |

*<sup>12</sup>Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

**18.25A.040**

Table B. Urban Corridor East Subarea Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED   | PROHIBITED   |
|---|---|--|
| <i>Adult entertainment business<sup>1</sup></i><br><i>Ambulatory surgery center</i><br><i>Animal kennel/shelter<sup>2</sup></i><br><i>Arts, entertainment, indoor</i> | <i>College/university</i><br><i>Fire or police facility</i><br><i>Hospital<sup>5</sup></i><br><i>Laboratory<sup>7</sup></i> | <i>Air transportation service</i><br><i>Arts, entertainment, outdoor<sup>3</sup></i><br><i>Auction house</i> |

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Table B. Urban Corridor East Subarea Use Allowances

| <b>PERMITTED</b>   | <b>CONDITIONALLY PERMITTED</b>   | <b>PROHIBITED</b>   |
|--|--|---|
| <i>Arts, entertainment, outdoor</i> <sup>3</sup><br><i>Business service, standard</i><br><i>Cannabis business</i><br><i>Cemetery, columbarium or mausoleum</i> <sup>4</sup><br><i>Community residential facility</i> <sup>5</sup><br><i>Day care</i><br><i>Eating and drinking place</i> <sup>6</sup><br><i>Educational service</i><br><u><i>Emergency Housing</i></u> <sup>14</sup><br><u><i>Emergency Shelter</i></u><br><i>Funeral home/crematory</i><br><i>Health care and social assistance</i><br><i>Laboratory</i> <sup>7</sup><br><i>Manufacturing, light</i><br><i>Mobile food service</i> <sup>8</sup><br><i>Multiple-family dwelling</i> <sup>13,14</sup><br><i>Office</i><br><i>Park</i><br><u><i>Permanent Supportive Housing</i></u> <sup>14</sup> | <i>Regional land use</i> <sup>5</sup><br><i>Retail sales, bulk</i> <sup>5,10</sup> | <i>Automotive sales and service, marine</i><br><i>Automotive sales and service, nonmarine</i><br><i>Business service, intensive</i><br><i>Cannabis cooperative</i><br><i>Community residential facility</i> <sup>5</sup><br><i>Construction and trade</i><br><i>Family child-care home</i><br><i>Hospital</i> <sup>5</sup><br><i>Manufactured housing community</i><br><i>Manufacturing, heavy</i><br><i>Recreational facility, outdoor</i> <sup>3</sup><br><i>Regional land use</i> <sup>5</sup><br><i>Resource land use</i><br><i>Retail sales, bulk</i> <sup>5</sup><br><i>Secure facility</i><br><i>Single detached dwelling unit</i><br><i>Standalone parking</i> <sup>11</sup><br><i>Transportation</i> |

## 18.25A.040

Table B. Urban Corridor East Subarea Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED | PROHIBITED   |
|--|-------------------------|--|
| <i>Personal service</i><br><i>Recreational facility, indoor</i><br><i>Recreational facility, outdoor<sup>3,9</sup></i><br><i>Religious institution</i><br><i>Retail sales</i><br><i>Retail sales, bulk<sup>5,10</sup></i><br><i>Standalone parking<sup>11</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><u><i>Transitional Housing<sup>14</sup></i></u><br><i>Vehicle refueling station<sup>13</sup></i> |                         | <i>Utility facility</i><br><i>Vehicle or equipment rental</i><br><i>Vehicle refueling station<sup>12</sup></i><br><i>Warehousing</i><br><i>Wholesale trade</i> |

<sup>14</sup>*Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

## 18.25B.020 Waterfront Commercial

Table A. Waterfront Commercial Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED           | PROHIBITED           |
|---|-----------------------------------|----------------------|
| <i>Adult entertainment business<sup>1</sup></i><br><i>Ambulatory surgery center</i> | <i>Air transportation service</i> | <i>Auction house</i> |

## 18.25B.020 Waterfront Commercial

Table A. Waterfront Commercial Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED        | PROHIBITED                                     |
|---|--------------------------------|--|
| <i>Animal kennel/shelter<sup>2</sup></i>              | <i>College/university</i>      | <i>Automotive sales and service, nonmarine</i> |
| <i>Arts, entertainment, indoor</i>                    | <i>Fire or police facility</i> | <i>Business service, intensive</i>             |
| <i>Arts, entertainment, outdoor<sup>3</sup></i>       | <i>Hospital</i>                | <i>Cannabis cooperative</i>                    |
| <i>Automotive sales and service, marine</i>           | <i>Laboratory<sup>6</sup></i>  | <i>Construction and trade</i>                  |
| <i>Business service, standard</i>                     | <i>Regional land use</i>       | <i>Family child-care home</i>                  |
| <i>Cannabis business</i>                              |                                | <i>Manufactured housing community</i>          |
| <i>Cemetery, columbarium or mausoleum<sup>4</sup></i> |                                | <i>Manufacturing, heavy</i>                    |
| <i>Community residential facility (CRF)</i>           |                                | <i>Resource land use</i>                       |
| <i>Day care</i>                                       |                                | <i>Retail sales, bulk</i>                      |
| <i>Eating and drinking place<sup>5</sup></i>          |                                | <i>Secure facility</i>                         |
| <i>Educational service</i>                            |                                | <i>Single detached dwelling unit</i>           |
| <i><a href="#">Emergency Housing<sup>13</sup></a></i> |                                | <i>Utility facility</i>                        |
| <i><a href="#">Emergency Shelter</a></i>              |                                | <i>Warehousing</i>                             |
| <i>Funeral home/crematory</i>                         |                                | <i>Wholesale trade</i>                         |
| <i>Health care and social assistance</i>              |                                |  |
| <i>Laboratory<sup>6</sup></i>                         |                                |  |
| <i>Manufacturing, light</i>                           |                                |  |
| <i>Mobile food service<sup>7</sup></i>                |                                |  |

## 18.25B.020 Waterfront Commercial

Table A. Waterfront Commercial Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED | PROHIBITED |
|---|-------------------------|------------|
| <i>Multiple-family dwelling<sup>8</sup></i><br><i>Office</i><br><i>Park</i><br><u><i>Permanent Supportive Housing<sup>13</sup></i></u><br><i>Personal service</i><br><i>Recreational facility, indoor</i><br><i>Recreational facility, outdoor<sup>3,9</sup></i><br><i>Religious institution</i><br><i>Retail sales</i><br><i>Standalone parking<sup>10</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><u><i>Transitional Housing<sup>13</sup></i></u> |                         |            |
| <i>Transportation<sup>11</sup></i><br><i>Vehicle or equipment rental<sup>12</sup></i><br><i>Vehicle refueling station</i>   |                         |            |

*<sup>13</sup>Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

## 18.26.030 Regional Business North Subarea

Table A. Regional Business North Subarea Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED                            | PROHIBITED   |
|--|--|--|
| <i>Adult entertainment business<sup>1</sup></i>            | <i>College/university</i>                          | <i>Air transportation service</i>                          |
| <i>Ambulatory surgery center</i>                           | <i>Laboratory<sup>6</sup></i>                      | <i>Auction house</i>                                       |
| <i>Animal kennel/shelter<sup>2</sup></i>                   | <i>Recreational facility, outdoor<sup>13</sup></i> | <i>Automotive sales and service, nonmarine<sup>4</sup></i> |
| <i>Arts, entertainment, indoor</i>                         | <i>Regional land use</i>                           | <i>Business service, intensive</i>                         |
| <i>Arts, entertainment, outdoor</i>                        | <i>Utility facility</i>                            | <i>Cannabis cooperative</i>                                |
| <i>Automotive sales and service, marine<sup>3</sup></i>    |  | <i>Cemetery, columbarium or mausoleum</i>                  |
| <i>Automotive sales and service, nonmarine<sup>4</sup></i> |  | <i>Family child-care home</i>                              |
| <i>Business service, standard</i>                          |  | <i>Funeral home/crematory</i>                              |
| <i>Cannabis business</i>                                   |  | <i>Hospital</i>  |
| <i>Community residential facility</i>                      |  | <i>Manufactured housing community</i>                      |
| <i>Construction and trade</i>                              |  | <i>Manufacturing, heavy</i>                                |
| <i>Day care</i>  |  | <i>Resource land use</i>                                   |
| <i>Eating and drinking place<sup>5</sup></i>               |  | <i>Retail sales, bulk</i>                                  |
| <i>Educational service</i>                                 |  | <i>Secure facility</i>                                     |
| <i><u>Emergency Housing<sup>14</sup></u></i>               |  | <i>Single detached dwelling unit</i>                       |
| <i><u>Emergency Shelter</u></i>                            |  | <i>Vehicle or equipment rental<sup>11</sup></i>            |
| <i>Fire or police facility</i>                             |  | <i>Vehicle refueling station</i>                           |
| <i>Health care and social assistance</i>                   |  | <i>Warehousing</i>   |
| <i>Laboratory<sup>6</sup></i>                              |  |  |

Table A. Regional Business North Subarea Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED | PROHIBITED |
|--|-------------------------|------------|
| <p><i>Manufacturing, light</i></p> <p><i>Mobile food service<sup>7</sup></i></p> <p><i>Multiple-family dwelling<sup>8</sup></i></p> <p><i>Office</i></p> <p><i>Park</i></p> <p><i><u>Permanent Supportive Housing<sup>14</sup></u></i></p> <p><i>Personal service</i></p> <p><i>Recreational facility, indoor</i></p> <p><i>Religious institution</i></p> <p><i>Retail sales</i></p> <p><i>Standalone parking<sup>9</sup></i></p> <p><i>Supportive living facility</i></p> <p><i>Temporary lodging</i></p> <p><i><u>Transitional Housing<sup>14</sup></u></i></p> <p><i>Transportation<sup>10</sup></i></p> <p><i>Vehicle or equipment rental<sup>11</sup></i></p> <p><i>Wholesale trade</i></p> |                         |            |

<sup>14</sup>*Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

## 18.26.040 Regional Business East Subarea

Table B. Regional Business East Subarea Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED             | PROHIBITED   |
|--|-------------------------------------|--|
| <i>Adult entertainment business<sup>1</sup></i>            | <i>College/university</i>           | <i>Air transportation service</i>                          |
| <i>Ambulatory surgery center</i>                           | <i>Hospital</i>                     | <i>Automotive sales and service, nonmarine<sup>5</sup></i> |
| <i>Animal kennel/shelter<sup>2</sup></i>                   | <i>Laboratory<sup>8</sup></i>       | <i>Business service, intensive</i>                         |
| <i>Arts, entertainment, indoor</i>                         | <i>Regional land use</i>            | <i>Cannabis cooperative</i>                                |
| <i>Arts, entertainment, outdoor<sup>3</sup></i>            | <i>Secure facility<sup>17</sup></i> | <i>Family child-care home</i>                              |
| <i>Auction house<sup>4</sup></i>                           | <i>Utility facility</i>             | <i>Manufactured housing community</i>                      |
| <i>Automotive sales and service, marine</i>                |                                     | <i>Manufacturing, heavy</i>                                |
| <i>Automotive sales and service, nonmarine<sup>5</sup></i> |                                     | <i>Resource land use</i>                                   |
| <i>Business service, standard</i>                          |                                     | <i>Retail sales, bulk</i>                                  |
| <i>Cannabis business</i>                                   |                                     | <i>Single detached dwelling unit</i>                       |
| <i>Cemetery, columbarium or mausoleum<sup>6</sup></i>      |                                     | <i>Vehicle refueling s</i>                                 |
| <i>Community residential facility</i>                      |                                     |  |
| <i>Construction and trade</i>                              |                                     |  |
| <i>Day care</i>  |                                     |  |
| <i>Eating and drinking place<sup>7</sup></i>               |                                     |  |
| <i>Educational service</i>                                 |                                     |  |
| <i><u>Emergency Housing<sup>18</sup></u></i>               |                                     |  |
| <i><u>Emergency Shelter</u></i>                            |                                     |  |
| <i>Fire or police facility</i>                             |                                     |  |

Table B. Regional Business East Subarea Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED | PROHIBITED |
|---|-------------------------|------------|
| <p><i>Funeral home/crematory</i></p> <p><i>Health care and social assistance</i></p> <p><i>Laboratory<sup>8</sup></i></p> <p><i>Manufacturing, light</i></p> <p><i>Mobile food service<sup>9</sup></i></p> <p><i>Multiple-family dwelling<sup>10</sup></i></p> <p><i>Office</i></p> <p><i>Park</i></p> <p><u><i>Permanent Supportive Housing<sup>18</sup></i></u></p> <p><i>Personal service</i></p> <p><i>Recreational facility, indoor</i></p> <p><i>Recreational facility, outdoor<sup>3,11</sup></i></p> <p><i>Religious institution</i></p> <p><i>Retail sales<sup>12</sup></i></p> <p><i>Standalone parking<sup>13</sup></i></p> <p><i>Supportive living facility</i></p> <p><i>Temporary lodging</i></p> <p><u><i>Transitional Housing<sup>18</sup></i></u></p> <p><i>Transportation<sup>14</sup></i></p> <p><i>Vehicle or equipment rental</i></p> <p><i>Warehousing<sup>15</sup></i></p> |                         |            |

Table B. Regional Business East Subarea Use Allowances

| PERMITTED       | CONDITIONALLY PERMITTED | PROHIBITED |
|-----------------|-------------------------|------------|
| Wholesale trade |                         |            |

<sup>18</sup>*Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

**18.26.050 Regional Business West Subarea**

Table C. Regional Business West Subarea Use Allowances

| PERMITTED   | CONDITIONALLY PERMITTED | PROHIBITED                              |
|---|-------------------------|---|
| Adult entertainment business <sup>1</sup>         | College/university      | Air transportation service              |
| Ambulatory surgery center                         | Laboratory <sup>4</sup> | Animal kennel/shelter                   |
| Arts, entertainment, indoor                       | Manufacturing, light    | Auction house                           |
| Arts, entertainment, outdoor                      | Regional land use       | Automotive sales and service, nonmarine |
| Automotive sales and service, marine <sup>2</sup> |                         | Business service, intensive             |
| Business service, standard                        |                         | Cannabis cooperative                    |
| Cannabis business                                 |                         | Cemetery, columbarium or mausoleum      |
| Community residential facility                    |                         | Construction and trade                  |
| Day care  |                         | Family child-care home                  |
| Eating and drinking place <sup>3</sup>            |                         | Funeral home/crematory                  |
| Educational service                               |                         | Hospital                                |
| <u>Emergency Housing<sup>13</sup></u>             |                         |   |

Table C. Regional Business West Subarea Use Allowances

| PERMITTED  | CONDITIONALLY PERMITTED | PROHIBITED   |
|--|-------------------------|--|
| <p><a href="#"><u>Emergency Shelter</u></a></p> <p><i>Fire or police facility</i></p> <p><i>Health care and social assistance</i></p> <p><i>Laboratory<sup>4</sup></i></p> <p><i>Mobile food service<sup>5</sup></i></p> <p><i>Multiple-family dwelling<sup>6</sup></i></p> <p><i>Office</i></p>   |                         | <p><i>Manufactured housing community</i></p> <p><i>Manufacturing, heavy</i></p> <p><i>Resource land use</i></p> <p><i>Retail sales, bulk</i></p> <p><i>Secure facility</i></p> |
| <p><i>Park</i></p> <p><a href="#"><u>Permanent Supportive Housing<sup>13</sup></u></a></p> <p><i>Personal service, Recreational facility, indoor</i></p> <p><i>Recreational facility, outdoor<sup>7</sup></i></p> <p><i>Religious institution</i></p> <p><i>Retail sales<sup>8</sup></i></p> <p><i>Standalone parking<sup>9</sup></i></p> <p><i>Supportive living facility</i></p> <p><i>Temporary lodging</i></p> <p><a href="#"><u>Transitional Housing<sup>13</sup></u></a></p> <p><i>Transportation<sup>10</sup></i></p> <p><i>Vehicle or equipment rental<sup>11</sup></i></p> <p><i>Vehicle refueling station<sup>12</sup></i></p> |                         | <p><i>Single detached dwelling unit</i></p> <p><i>Utility facility</i></p> <p><i>Warehousing</i></p> <p><i>Wholesale trade</i></p>   |

<sup>13</sup>Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.

## 18.29.040 Transit Oriented Development Overlay

Table A – TOD District Overlay Use Allowances

| Permitted  | Conditionally Permitted                 | Prohibited                              |
|--|---|---|
| Arts, entertainment, indoor <sup>1,3</sup>       | Ambulatory surgery center <sup>2</sup>  | Adult entertainment business            |
| Business service, standard <sup>1,3</sup>        | Animal kennel/ shelter <sup>2,5</sup>   | Air transportation service              |
| Day care   | College/ university <sup>2</sup>        | Arts, entertainment, outdoor            |
| Eating and drinking place <sup>1</sup>           | Fire or police facility <sup>2</sup>    | Auction house                           |
| Educational service <sup>1</sup>                 | Laboratory <sup>2</sup>                 | Automotive sales and service, marine    |
| <u>Emergency Housing<sup>7</sup></u>             | Park                                    | Automotive sales and service, nonmarine |
| Health care and social assistance <sup>1,3</sup> | Regional land use                       | Business service, intensive             |
| Manufacturing, light <sup>1,3,5</sup>            | Religious institution <sup>2</sup>      | Cemetery, columbarium or mausoleum      |
| Mobile food service <sup>4</sup>                 | Supportive living facility <sup>2</sup> | Community residential facility          |
| Multiple-family dwelling <sup>6</sup>            |   | Construction and trade                  |

## 18.29.040 Transit Oriented Development Overlay

Table A – TOD District Overlay Use Allowances

| Permitted                                    | Conditionally Permitted | Prohibited                        |
|--|-------------------------|-----------------------------------|
| Office <sup>1</sup>                          |                         | Family child-care home            |
| Personal service <sup>1,3</sup>              |                         | Funeral home/<br>crematory        |
| Recreational facility, indoor <sup>1,3</sup> |                         | Hospital                          |
| Retail sales <sup>1,3,5</sup>                |                         | Manufactured housing<br>community |
| Temporary lodging <sup>1,3</sup>             |                         | Manufacturing, heavy              |
|  |                         | Cannabis business                 |
|  |                         | Recreational facility, outdoor    |
|  |                         | Resource land use                 |
|  |                         | Retail sales, bulk                |
|  |                         | Secure facility                   |
|  |                         | Single detached dwelling unit     |
|  |                         | Standalone parking                |
|  |                         | Transportation                    |
|  |                         | Utility facility                  |
|  |                         | Vehicle or equipment rental       |

## 18.29.040 Transit Oriented Development Overlay

Table A – TOD District Overlay Use Allowances

| Permitted | Conditionally Permitted | Prohibited                |
|-----------|-------------------------|---------------------------|
|           |                         | Vehicle refueling station |
|           |                         | Warehousing               |
|           |                         | Wholesale trade           |
|           |                         |                           |
|           |                         |                           |
|           |                         |                           |

*<sup>7</sup>Establishment of a good neighbor agreement is recommended for all Transitional Housing, Permanent Supportive Housing, and Emergency Housing developments. A sample good neighbor agreement is available through the Planning Department.*

## Development Code Process Updates

### 18.77.060 Expedited permit processing.

A. Certain projects containing *extremely low-income* or *very low-income affordable housing units* in the R-12, R-18, R-24, NB, CB, DR, DC, UC, UR, WC, RB, and PSP zones that require a Type 2 land use decision as described in KMC [19.25.020](#) or projects which qualify as STEP Housing under the City's definition in KMC 18.20 in any zone where they are a permitted use may have that process reduced to a Type 1 land use decision unless the proposal includes any of the following:

1. Short subdivision, including revisions and alterations;
2. Zoning variance;
3. Conditional use permit;
4. Shoreline permit; or
5. Critical area exceptions, variances or modifications under Chapter [18.55](#) KMC.

B. Any applicant for a project containing *extremely low-income* or *very low-income affordable housing units* or projects which qualify as STEP Housing under the City's definition in KMC 18.20 may request that review of the project be expedited. The request may be made on forms provided by the City. If a determination is made by the city manager that City staffing or other permit priorities do not allow expedited permit review, the applicant may request that the project be reviewed by a consultant working for the City at the applicant's expense. [Ord. 23-0574 § 2 (Exh. A); Ord. 21-0521 § 2 (Exh. A).]

### 19.25.020 Classifications of land use decision processes.

A. Land use decisions are classified into five types, based on the amount of discretion associated with each decision. Procedures for the five different types are distinguished according to who makes the decision, whether public notice is required, whether a public hearing is required before a decision is made and whether administrative appeals are provided. The types of land use decisions are listed in Exhibit A of this section.

1. Type 1 decisions are made by the *city manager*. Type 1 decisions are nonappealable administrative decisions that require the exercise of little or no administrative discretion. Public notice is not required for Type 1 decisions.

2. Type 2 decisions are made by the *city manager*. Type 2 decisions are discretionary decisions that are subject to administrative appeal.

3. Type 3 decisions are quasi-judicial decisions made by the *hearing examiner* following an open record hearing. Type 3 decisions may be appealed directly to King County superior

court, pursuant to Chapter [36.70C](#) RCW, the Land Use Petition Act, based on the record established by the *hearing examiner*.

4. Type 4 decisions are quasi-judicial decisions made by the city council based on the record established by the *hearing examiner*.

5. Type 5 decisions are legislative decisions made by the city council.

B. Except as provided in KMC [16.75.060](#) and [19.35.160](#) or unless otherwise agreed to by the *applicant*, all Type 2, 3 and 4 decisions included in consolidated permit applications that would require more than one type of land use decision process may be processed and decided together, including any administrative appeals, using the highest-numbered land use decision type applicable to the project application. KMC [16.75.060](#) sets out the combined hearing authority for shoreline exemptions, shoreline substantial development permits, shoreline variances, and shoreline conditional use permits.

C. Certain development proposals are subject to additional procedural requirements beyond the standard procedures established in this chapter.

D. Land use permits that are categorically exempt from review under SEPA do not require a threshold determination (determination of nonsignificance (DNS) or determination of significance (DS)). For all other projects, the SEPA review procedures in Chapter [19.35](#) KMC are supplemental to the procedures in this chapter.

## Exhibit A

### LAND USE DECISION TYPES

|                        |  |  |
|------------------------|--|--|
| TYPE<br>1 <sup>2</sup> | Decision by <i>city manager</i> ; no administrative appeal | Building; demolition; moving; engineering; clearing and grading; sign; change of use and/or classification under KMC Title <a href="#">15</a> ; accessory dwelling unit; home occupation; boundary line adjustment; right-of-way; street standards variance; adjustment under Chapter <a href="#">13.35</a> KMC; shoreline exemption; temporary use; binding site plan; preliminary subdivision or short subdivision revision if not a substantial change; short plat alteration if not a substantial change; affordable housing project |
|------------------------|--|--|

|           |   |  |
|-----------|---|--|
|           |   | and <b>STEP Housing</b> as described in KMC <a href="#">18.77.060(A)</a> .   |
| TYPE<br>2 | Decision by <i>city manager</i> ; appealable to <i>hearing examiner</i> ; no further administrative appeal <sup>1, 5</sup>  | Home industry; short subdivision; unit lot subdivision; preliminary short subdivision revision; short plat alteration; zoning variance; conditional use permit; shoreline substantial development permit; shoreline variance; shoreline conditional use permit; site plan review for uses allowed by zone; wireless communication facility minor adjustment under Chapter <a href="#">18.60</a> KMC; approval of residential density incentives under KMC <a href="#">18.80.060(A)(2)</a> or transfer of development credits under KMC <a href="#">18.80.090(A)</a> ; reuse of public schools; reasonable use exceptions under KMC <a href="#">18.55.180</a> ; public agency and utility exceptions under KMC <a href="#">18.55.160</a> ; other critical areas exceptions, variances and decisions to require studies or to approve, condition or deny a development proposal based on Chapter <a href="#">18.55</a> KMC; variances to <i>exceptional tree</i> regulations as set forth in KMC <a href="#">18.57.063</a> . |
| TYPE<br>3 | Recommendation by <i>city manager</i> ; hearing and decision by <i>hearing examiner</i> ; appealable directly to King County superior court, pursuant to Chapter <a href="#">36.70C</a> RCW, the Land Use Petition Act, on the record | Preliminary subdivision; plat alteration; preliminary subdivision revision; special use; wireless communication facility major adjustment under Chapter <a href="#">18.60</a> KMC.   |
| TYPE<br>4 | Recommendation by <i>city manager</i> ; hearing and recommendation by <i>hearing examiner</i> ; decision by city council on the record  | <i>Zone reclassification</i> not related to a <i>site-specific comprehensive plan land use map amendment</i> <sup>3</sup> ; shoreline environment redesignation; plat vacation; short plat vacation; site plan review for uses not allowed by zone pursuant to Chapter <a href="#">18.105</a> KMC; master plans  |

|           |  |   |
|-----------|--|---|
|           |  | other than those required in order to obtain a <i>comprehensive plan</i> amendment or related zoning map or text amendment.   |
| TYPE<br>5 | Hearing and recommendation by planning commission or other city council-appointed advisory body <sup>4</sup> ; decision by city council on the record. Appealable to Growth Management Hearings Board pursuant to Chapter <a href="#">36.70A</a> RCW | <i>Comprehensive plan</i> amendment; <i>development regulation</i> amendment; zoning map amendment related to a <i>site-specific comprehensive plan land use map amendment</i> ; master plans required in order to obtain a <i>comprehensive plan</i> amendment or related zoning map or text amendment pursuant to Chapter <a href="#">18.120</a> KMC. |