REGULATORY REVIEW COMMITTEE MINUTES SUBJECT INDEX

A

ACCESS

Access easement

Impervious surface coverage (3/10/95)

Street/Joint Use Driveway (7/21/05; 10/30/98; 5/19/95)

What classification (11/15/00)

Multi-family housing (1/24/01)

Private access tract (07/21/05)

Revocable roadway easement (11/14/92)

"Internal accessibility" (4/30/99)

ACCESSORY DWELLING UNIT

Determining the floor area $(\frac{7/17/04}{})$

Same building $(\frac{7}{17},04)$

ACCESSORY STRUCTURES

Construction within a sensitive area (6/28/00; 4/1/94)

Distinctions between accessory dwellings; accessory living quarters;

housing for agricultural workers; caretaker's accessory living quarters (8/23/96)

Distinction between accessory dwelling, duplex, single residential unit (6/28/00; 11/5/99; 4/30/99)

Mobile home accessory structures

Permit requirements (12/18/92)

Waiver of permit fees (12/18/92)

Notification of neighbors (9/17/93)

Owner-occupied provisions (4/1/94)

Private garage in residential zone (6/26/92)

Setbacks for uses contained within accessory structures (8/23/96)

Size limits (8/23/96; 9/17/93)

ACCESSORY USES

Accessory dwelling unit as a separate dwelling unit (11/5/99; 1/20/95)

Subject to school impact fees (1/20/95)

Accessory dwelling unit in the same building (7/17/04) (Also See Accessory Dwelling

Unit)

Church accessory uses (10/31/97; 9/25/92)

Location

On lot adjacent to principal use (8/14/92)

Without principal use (6/5/92)

Relationship to principal use (9/25/92)

Resource use and municipal water production

Legislative update (7/12/96)

Septic tanks, drainfields, storm water facilities as accessory uses (8/14/92)

Standards

Legislative update (3/8/96)

Variance, administrative interpretation (9/11/92; 9/4/92)

ADDRESSING

Legislative update (7/2/93; 1/22/93)

ADMINISTRATIVE OFFICES, PUBLIC

See also Public Administrative Offices

ADULT DAY CARE

Zones permitted in (7/23/93)

Number of clients allowed (8/25/04)

ADULT USE ESTABLISHMENT

Definition (4/9/93; 3/5/93)

AGRICULTURE

Agricultural harvesting compared to gathering of plants (10/23/92)

Exemptions from Sensitive Areas Code (3/22/00; 5/21/93)

Marketing of agricultural products (9/18/92)

Agricultural Services; Landscape and Horticultural (1/23/98)

ALLEYS

Lot area per dwelling unit, calculation (2/19/93)

Private secondary access (6/27/97)

ALTERATIONS

Beneficial (12/10/93)

Definition (6/5/92)

Fence construction (1/10/92)

Gathering of plants (10/23/92; 10/9/92)

War games (paintball games) (5/8/92)

ANIMALS

See also Livestock

Dog training as specialized instruction school (3/5/93)

Zoo animal breeding facilities

Legislative update (7/12/96)

ARENA

Stable (3/28/01)

AUTOMOBILES

<u>See also</u> Vehicles Repair and Service Legislative update (12/6/96)

В

BARNS

Setbacks

Containing caretaker's accessory living quarters (8/23/96) From adjacent dwellings (6/23/95)

BEAR CREEK BASIN PLAN

Clearing, seasonal limits (5/21/93) Legislative update (4/9/93)

BICYCLE ACCESS

<u>See also</u> pedestrian access Standards Legislative update (7/12/96; 12/6/96)

BILLBOARDS

<u>See also</u> signs Setback requirements (9/3/99)

BINDING SITE PLAN

Commercial binding site plan Legislative update (9/17/93; 7/2/93; 1/15/93) Compared to PUD and subdivision (12/20/91)

BOATS

See Vehicles

BONDS

See Financial Guarantees

BOUNDARY LINE ADJUSTMENTS

Lot divided by zone boundary (10/10/97) Legislative update (3/8/96)

BUFFERS

See Sensitive Areas Ordinance; Sensitive Areas Ordinance: Exemptions

and Exceptions

BUILDING COVERAGE

<u>See also</u> Impervious Surface Legislative update (3/24/95)

BUILDING, HARDWARE & GARDEN MATERIALS STORE

Production of ornamental landscaping figurines (11/15/00)

BUILDING HEIGHT

Basement/garage opening onto street (7/23/93)

Exceptions (10/18/91)

Facade; determining calculations (1/9/98)

Increase in setbacks for height above zone's base height limit (4/17/92)

Legislative update (9/20/91; 9/6/91)

Measurement (10/18/91)

Penthouse or roof structure (10/2/92)

Regarding variance for fence height within an easement (4/15/94)

BUILDING MATERIALS STORES AND YARDS, RETAIL ONLY

Materials

Bark, landscape rock, top soil and stepping stones included as building materials (4/3/92)

Concrete batching and sale not included (4/3/92)

BUILDINGS

College or Vocational School (3/27/02)

Community College (3/27/02)

Adding classroom (3/27/02)

Student housing, dormitories, apartments (3/27/02)

BUILDINGS, PLACEMENT

See Placement of Buildings

 \mathbf{C}

CAMPGROUND

Buildings for eating and sleeping (7/1/04)

Limit on duration and frequency of use $(\frac{3}{1},\frac{96}{9})$

CATTERY

Number of animals (5/22/02)

CHURCH

Accessory uses (8/14/03, 10/31/97, 9/25/92)

Definition (9/25/92)

Offices (9/25/92)

"RA-5" Zone (10/18/00)

Home occupations, home industry (10/18/00)

CLEARING

See also Grading; Grading Code; Sensitive Areas Ordinance; Sensitive

Areas Ordinance: Exemptions and Exceptions

Bear Creek Basin Plan (5/21/93)

Definition

Legislative update (12/11/92; 10/9/92; 9/25/92)

East Sammamish Community Plan (5/21/93)

Existing lawns and landscaping, maintenance (1/15/93)

Farm management plan, relationship to (9/3/99)

Gathering of plants (10/23/92; 10/9/92)

Public parks, development or expansion (1/22/93)

Public parks, maintenance (7/11/94; 1/22/93)

SAO, relationship to clearing permit requirements (1/22/93)

CLUSTERING

Permitted uses in open space (12/5/97)

CODE INTERPRETATION

Accessory dwelling unit (2/13/03)

Circumvention of zoning density prohibited (2/13/03)

Health services in rural residential zones (7/10/03

Lot area measurement methods (3/13/03)

Student housing at community college (4/24/02)

COMMERCIAL SITE DEVELOPMENT PERMIT

Legislative update (9/17/93; 7/2/93; 1/15/93)

Use of for residential development (10/3/97; 9/19/97; 8/15/97; 8/8/97)

COLLEGE OR VOCATIONAL SCHOOL

Community College (3/27/02)

Adding classroom (3/27/02

Student housing, dormitories, apartments (3/27/02)

COMMUNICATION FACILITIES

Antennas (5/23/01)

Horizontal projections (5/23/01)

Cell tower in state right-of-way (8/8/97)

CUP for communications buildings (8/11/95)

Equipment cabinets (10/9/98)

Facilities exempt from chapter 21.80 (10/18/91)

Height of replacement poles in the right-of-way (1/24/01)

Height of transmission support structure (3/13/02, 1/9/02)

Landscaping standards (2/28/92; 2/21/92)

Legislative update (9/20/91; 9/6/91)

Minor communication facility (8/26/94)

Replacement Utility poles in the right-of-way (5/22/02)

Setback measurement (2/14/92)

Two-way communication facilities (8/26/94)

Utility poles with telecommunication antenna (3/13/02, 1/9/02)

COMMUNITY COLLEGE

Adding classroom (3/27/02)

Student housing, dormitories, apartments (3/27/02)

CONCRETE BATCHING

Zones permitted in (4/3/92)

CONDITIONAL USE PERMITS

As applied to hypnosis instruction (aka "wellness institute") (3/11/94)

Expansion of use validly established before Title 21 became

effective (11/18/94, 11/4/94, 3/27/92)

Fire stations (9/4/92)

Signage requirements for CUP area (1/29/93)

For communications building (8/11/95)

For retail use in residential zone (2/26/99; 6/11/99)

TDC (Transfer of Development Credit) review (4/19/00)

To legalize a nonconforming use (2/14/92)

Townhouse on a single lot (4/2/99)

Zones permitted in (6/18/93)

CONFERENCE CENTER

Dwelling with kitchens (8/14/03)

CORRECTIONAL INSTITUTION

Compared to educational institution (12/20/91)

Compared to specialized instruction school (12/20/91)

COTTAGE INDUSTRIES

Wood processing facility (8/2/91)

CRITICAL FACILITIES

Definition (11/20/92)

DAY CARE, ADULT

<u>See</u> Adult Day Care Number of clients allowed (8/25/04)

DAY CARE, CHILD

Rezone conditions (7/23/99) Emergency exits (3/22/00; 7/23/99) Number of clients allowed (8/25/04)

DAY NURSERY

Compared to adult day care (7/23/93) Preschools in G-5 zone as a "school" (9/17/93) Summer food program by day care operator (3/27/92)

DENSITY

Calculation, rounding off (4/16/93)

Minimum density (2/12/99)

Legislative update (12/6/96; 3/24/95)

Property with sensitive areas (10/23/92; 9/4/92; 9/27/91)

RA-2.5 zone

Legislative update (3/24/95)

Reserve tracts (4/17/92)

Shifting density within sites (cross zones) (2/13/98)

Submerged land excluded from calculation (9/4/92)

Transfer when separated by a road (10/10/01)

Variance policy (9/20/91)

DEVELOPMENT PROPOSAL

Definition (6/28/00)

DEVELOPMENT SITE

Lot plus adjacent lot fraction (8/14/92; 2/14/92)

DIRT TRACKS FOR RIDING

All-terrain vehicles (3/28/01)

DISPERSED RECREATION

AR zone (11/20/92)

Compared to resource-based commercial recreation facilities and recreational areas, commercial (11/20/92)

Hang-gliding club (2/14/92)

Primitive campsites (10/8/93) War games (paintball games) (11/20/92)

DOGS

See Animals

DOGGY DAYCARES

See Kennels

DRAFTING ERROR

Correction of error in ordinance (5/8/92)

DRAINFIELD

As an accessory use (8/14/92)

Community drain field for commercial (2/12/99)

For Fall City business district (2/12/99)

Defined as utility facility (2/12/99)

DREDGING

Shorelines, administrative interpretation (9/11/92; 9/4/92)

DRIVEWAYS

Driveway as a "street" (2/26/93)

In required yards, open space or landscaped areas (4/30/93; 2/26/93; 6/26/92)

Joint-use driveway (07/21/05; 10/30/98; 5/19/95; 2/26/93)

Safety within multi-family complexes (3/6/98)

Setbacks (07/21/05; 10/30/98; 2/26/93)

DRY CLEANING ESTABLISHMENTS

In B-C zone (12/6/91)

DUPLEX

Definition (6/5/92)

Distinction between duplex, accessory dwelling, single residential unit (6/28/00, 4/30/99)

Minor development (6/28/00)

 \mathbf{E}

EASEMENTS

Access with a revocable roadway easement (8/14/92)

Access easement, what classification (11/15/00)

Accessory use on portion of adjacent lot (8/14/92)

Determination of setbacks and lot type (7/11/94)

Front yard measurement with easement for street improvements (11/13/92)

Joint-use driveways (2/26/93) Height of fence within (4/15/94)

EAST SAMMAMISH

Community Plan

Clearing, seasonal limits (5/21/93)

Legislative update (4/30/93; 4/9/93; 2/26/93)

P-suffix conditions (5/21/93)

Interim zoning, legislative update (2/26/93)

EDUCATIONAL INSTITUTION

Compared to correctional institution (12/20/91)

ENFORCEMENT

Title 23

Legislative update (1/9/98; 9/17/93; 1/31/92)

ETHICS CODE

Post-employment restrictions; legislative update (4/30/93)

EXCAVATION

Protection of adjacent property (9/18/92)

Setbacks (9/18/92; 9/11/92)

Shorelines, administrative interpretation (9/11/92; 9/4/92)

Slope (9/18/92)

Wetlands (5/15/92)

EXIT DOORS

Emergency exits in day care (3/22/00; 7/23/99)

EXOTIC ANIMALS

Hybrid wolves (10/10/01)

F

FEES

Legislative update (12/11/92; 10/18/91)

MPS (mitigation payment system) fees (10/9/98)

Pre-application fee credit (5/30/97)

FENCES

Allowable height when on top of retaining wall or rockery (7/19/96)

Location in public right-of-way (8/16/91)

Sensitive Areas Ordinance application (1/10/92)

Constructed as a wall (5/9/97) Legislative update (1/23/98; 12/5/97; 10/10/97)

FILL

See Grading; Structure

FINANCIAL GUARANTEES

Legislative update (7/23/93)

FIRE FLOW

Rural standards

Legislative update (5/17/96; 3/8/96)

FIRE STATION

Compared to training facility (6/18/93; 9/4/92)

FIREWOOD

See Wood

FLOOD HAZARD AREAS

See also Lakes; Sensitive Areas Ordinance; Streams; Wetlands

FEMA floodways apply only to streams (2/19/93)

Channel migration areas (8/6/93)

Floodplain analysis of non-natural sources of flooding (8/22/97)

Lot coverage limitation (3/28/01)

Zero-rise floodways apply only to streams (2/19/93)

FLOOD FRINGE

See also Flood Hazard Areas

FLOODPLAIN

See also Flood Hazard Areas

FLOODWAY

See also Flood Hazard Areas

FLOOR SPACE

How to calculate when more than one use in building (12/6/96)

Penthouse or roof structure (10/2/92)

FOOD BANK

Zones permitted in (12/4/92)

FOOTPRINT

<u>See also</u> Sensitive Areas Ordinance: Exemptions and Exceptions Structure (9/27/91)

FOREST PRODUCTS

See also Wood

Processing facility (8/2/91)

FRATERNAL ORGANIZATION

Lodges or meeting halls (12/12/01)

FRONT YARD

See also Setbacks; Yards

G

GAS STORAGE

See also Public Utilities

Bulk gas storage, zones permitted in (1/17/92)

Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 10/9/92)

GATHERING OF PLANTS

Compared to agricultural harvesting (10/23/92)

Subject to SAO (10/23/92)

GOLF DRIVING RANGES

Minimum facility needed for (4/14/95)

Accessory to golf course in RA zones (8/28/98; 8/29/97)

CUP required (8/28/98)

GRADING

See also Clearing; Grading Code

Structural fill, grading of existing fill (1/22/93)

Violation of grading permit and SAO (11/15/91)

GRADING CODE

See also Clearing; Grading

Relationship to zoning code (1/22/93; 9/18/92)

GRAVEL

See Sand and Gravel

GROUP HOME

Parking requirements (1/10/92)

HANG GLIDING CLUB

As dispersed recreation (2/14/92)

HAZARDOUS MATERIALS STORAGE OR PRODUCTION

Critical facilities (11/20/92)

HEAVY EQUIPMENT

Definition for Home Occupation (10/31/97)
Retail sales in B-C zone, legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93)
Tractor sales, zones permitted in (8/7/92; 12/6/91)

In SR zone (12/10/93) Fence height within an easement (4/15/94) Determination of grade (10/14/94)

HIGHWAY ORIENTED USES

Uses allowed (7/11/01)

HOME INDUSTRY

HEIGHT

Floor area limits (6/7/96) As accessory use (6/7/96) Use of heavy equipment (10/31/97) "RA-5" Zone (10/18/02) Church, synagogue or monastery (10/18/02)

HOME OCCUPATION

Vehicles (7/17/04)

Appointments (7/17/04)
Area devoted to (7/17/04)
Employee (7/17/04)
Floor area limits (6/7/96)
Incidental sales (7/17/04)
Wedding/reception business (12/6/91)
Non-resident employees (11/14/97)
Outside storage (5/9/97)
Trucks not "heavy equipment" (10/31/97)
"RA-5" Zone (10/18/02)
Church, synagogue or monastery (10/18/02)

HORSES

See also Livestock

HORTICULTURAL NURSERY

Definition, administrative interpretation (8/16/91) Exemptions from Sensitive Areas Code (3/22/00; 5/21/93)

HYBRID WOLVES

Exotic animals (10/10/01)

Ι

IMPACT FEES

Schools

Fees for accessory dwelling units (1/20/95)

IMPERVIOUS SURFACE

Access easement (3/10/95) Legislative update (5/17/96; 3/24/95)

Nonresidential uses in residential zones (3/17/95)

Utility services in (4/21/95)

J

JUNK VEHICLES

See also Vehicles

K

KENNELS

As home occupations (7/7/05 Compared to small animal clinics (1/15/93) In non-residential areas (7/7/05) Number of animals (5/22/02)

 \mathbf{L}

LAKES

<u>See also</u> Flood Hazard Areas Relationship to wetlands, streams (8/13/93; 12/11/92) Submerged land below ordinary high water mark (9/4/92)

LAND USE DECISIONS

Notice requirements (6/21/96)

LANDSCAPING BUSINESS

Zones permitted in, administrative interpretation (8/16/91)

LANDSCAPING

Landscaped areas

Driveways in required landscaped areas (6/26/92)

Parking in required landscaped areas (6/2/95; 6/26/92)

Roadways in required landscaped areas (6/26/92)

Requirements

Along private access easements defined as a street (9/13/96)

Standards

Communication facilities (2/28/92; 2/21/92)

Internal property lines (5/15/92)

Remodel/addition projects as "new development" (6/12/98)

Zone lines (4/17/92)

Attached/group residence (10/14/94)

Street trees in short plats (7/23/99)

LIBRARY

Setbacks (11/1/91)

LIVESTOCK

See also Animals; Private Stables; Public or Rental Stables

Horses

Density standard in AR zone (8/7/92)

Fee boarding (3/5/93)

Riding lessons (3/5/93)

Consistent with provisions for stables (7/23/99; 7/12/96)

Legislative update (12/5/97; 10/18/91)

Public or rental stables

Animal density standard in AR zone (8/7/92)

LOGS

See also Wood

LOT AREA

Site area calculation (7/25/02)

LOT AREA PER DWELLING UNIT

Calculation (2/19/93)

Compared to lot area (2/19/93)

LOT CLUSTERING

R1 clustering (12/5/97)

Submerged land excluded (9/4/92)

LOT COVERAGE

See also Building Coverage; Impervious Surface

LOT LINE ADJUSTMENT

Accessory use on adjacent property (8/14/92) Sites consisting of more than one lot (1/30/98)

M

"M" ZONE

Topsoil mixing (5/30/97)
Topsoil production & sales (10/18/02)
Where permitted (10/18/02)

MARKETING OF AGRICULTURAL PRODUCTS RAISED OR PRODUCED ON SITE

Length of time product must grow on site (9/18/92)

MASTER PLAN DEVELOPMENT

Legislative update (12/11/92)

MINERAL ZONE

Mineral processing of minerals from off-site (8/23/00)

MINOR DEVELOPMENT

Need for a definition (6/28/00)

MITIGATION PAYMENT SYSTEM (MPS FEES)

Authority to apply at preliminary short plat (10/9/98) Retroactive application (10/9/98)

MIXED USE

Need for a definition (8/11/95)

MOBILE HOMES

Accessory structures

Permit requirements (12/18/92)

Waiver of permit fees (12/18/92)

"Park trailer" as mobile home for medical hardship (10/24/97; 6/27/97)

Permit requirements

Legislative update (7/19/96; 5/17/96; 3/8/96)

Temporary placement, medical hardship (10/24/97; 2/28/92)

Legislative update (9/13/96; 8/23/96)

MONASTERY

"RA-5" Zone (10/18/02) Home occupations, home industry (10/18/02)

MOTOR VEHICLES

See also Vehicles

MULTIPLE DWELLING DEVELOPMENT

Defined (9/13/96)

N

NET BUILDABLE AREA

Definition (3/17/95; 2/24/95) Utility easement (3/17/95; 2/24/95)

NOISE

Fence required in subdivision for noise attenuation, compared with insulation within residences (8/16/91)

NONCONFORMING USES OR STRUCTURES

Adding structure for nonconforming use (7/12/96)

Alteration or enlargement of nonconforming structures (7/23/93)

Burned structure before Title 21A effective (2/24/95)

Destruction of conforming building with nonconforming use (4/3/92)

Destruction of nonconforming building (4/3/92)

Discontinuance for over 12 months (4/3/92; 11/8/91; 9/6/91)

Exchanging one nonconforming use for another if no expansion (9/20/96)

Expansion of nonconformance (7/12/96; 6/2/95; 11/8/91)

Setbacks (8/8/01, 8/26/94)

Extent of nonconformity (4/3/92)

New use added to established nonconforming use (11/1/91)

Nonconformance modification (8/23/00)

Reconstruction of nonconforming structure deteriorated with age (7/23/93)

Relationship to partial exemptions (5/17/96)

Structure in setback modification (8/8/01)

NONRESIDENTIAL USES

Distinguished from other uses (3/17/95) Permitted in residential zones (6/11/99; 2/26/99) Signs (8/25/04)

NONRESIDENTIAL ZONES

Distinguished from residential (3/3/95)

NORTH BEND UGA

Uses, sewage disposal (7/11/01

NORTHSHORE COMMUNITY PLAN

Legislative update (2/26/93; 1/22/93)

NOTICE ON TITLE

Containing Sensitive Areas or buffers (6/28/00) Development proposals and requirements (6/27/01, 6/28/00)

NURSING HOMES

Critical facilities (11/20/92)

O

OFF-STREET PARKING

Vehicles parked outside of a building (10/18/00)

OPEN SPACE

Driveways in required open space (6/26/92)

Open and unobstructed (9/11/92)

On-site recreation space, relationship to (3/17/95; 2/24/95)

Parking in required open space (6/26/92)

Permitted uses in R-1 50% open space (12/5/97)

Roadways in required open space (6/26/92)

Vegetation (9/11/92)

ORDINANCE DRAFTING ERROR

Correction (5/8/92)

P

P-SUFFIX CONDITIONS

Obtaining relief from conditions (12/20/92)

Relationship to SAO (12/20/92)

Relationship to 21A (9/13/96)

Raised walkways and speed bumps in ESCP (2/25/94)

PAINTBALL FACILITIES

SIC classification (2/6/98; 1/30/98)

PAINTBALL GAMES

See also War Games; Paintball Facilities

PARKS

See also Recreation space, On-site

Building setbacks (11/1/91)

Building in residential development (6/23/95)

In M-L zone

Legislative update (8/13/93)

Recreational vehicle use in (3/1/96)

Trout farm, accessory use (3/13/02)

PARK AND RIDE LOTS

Compared to transit operating base (4/10/92)

PARK TRAILERS

Use as temporary dwelling unit for medical hardship (10/24/97; 6/27/97)

PARKING REQUIREMENTS

Combined uses (1/31/92)

Administrative interpretation (9/11/92; 9/4/92; 8/2/91)

Group home (1/10/92)

High school (1/31/92)

Multifamily projects (3/24/95; 7/2/93)

Oil change service bays (4/17/92)

Off-street (10/18/00)

On lot different from building being served (3/24/95)

Parking and loading areas not open to or used primarily by the general public (7/2/93)

Administrative interpretation (7/2/93)

Parking in required yard, open space, or landscaped areas (6/26/92)

Paving requirements for parking areas (2/28/92)

Reduction for location near public parking and public transit route (1/31/92)

Setbacks, parking spaces within (11/15/91)

Shared parking (3/24/95)

Vehicles parked outside of a building (10/18/02)

PEDESTRIAN ACCESS

See also bicycle access

Standards

Legislative update (12/6/96; 7/12/96)

PENTHOUSE

Building height calculation (10/2/92)

PERSONAL SERVICE USES

Within one mile of other commercial uses in residential zone (9/3/99; 6/11/99; 2/26/99)

PLACEMENT OF BUILDINGS

Standards in G-5 zone (7/2/93; 6/18/93)

PLANNED UNIT DEVELOPMENT (PUD)

Density calculation, rounding off (4/16/93)

Zones permitted in (5/21/93)

Open space restrictions (5/21/99)

Future development within original boundary (5/21/99)

Alteration of final recorded PUD (5/21/99)

PLAT CONDITIONS

Implementation when Council approval required (12/6/96)

PRIVATE STABLES

<u>See also</u> Animals; Livestock Riding lessons (3/5/93) Allowed in R-6 zone (7/23/99)

PROPANE, LIQUID

See also Gas Storage; Public Utilities

PUBLIC ADMINISTRATIVE OFFICES

School district offices (1/29/93) Signs (1/29/93)

PUBLIC AGENCY TRAINING FACILITY

Compared to fire station (6/18/93; 9/4/92) Signs permitted (8/23/91) Unclassified Use Permit needed (6/18/93; 9/4/92)

PUBLIC OR RENTAL STABLES

<u>See also</u> Animals; Livestock Animal density standard in AR zone (8/7/92) Inconsistent with provisions for livestock provisions (7/12/96) Riding lessons (3/5/93)

PUBLIC RULES

Adoption update Notice on title (3/24/95) P-suffix signs (3/24/95)

Separate lot (3/24/95)

Trails (3/24/95) Zoning adjuster hearings (3/24/95)

PUBLIC SEWERS

Service in the Urban Growth Areas (UGA) (5/23/01

PUBLIC TRANSIT ROUTE

Compared to Dial-A-Ride (1/31/92)

PUBLIC UTILITIES

Bulk gas storage, zones permitted in (1/17/92)

Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 10/9/92)

Includes "utility facility" (10/24/97)

Location in wetland (2/28/92)

Regional utility corridors

Excluded from net buildable area (3/17/95)

Retention/detention facilities as institutional use (10/8/93)

R

"R" ZONES

List of "R" zones (4/10/92)

Owner-occupied provision in RS zone (4/1/94)

"R-1" ZONE

Permitted uses in required 50% open space (12/5/97)

"RA-5" ZONE

Church, synagogue or monastery (10/18/00)

Home occupations, home industry (10/18/00)

REASONABLE USE EXCEPTION PROCESS

Minimum necessary alteration in APD & FPD (5/8/03)

RECREATION SPACE, ON-SITE

See also Parks

Central location (10/10/02)

Considered a "park" (4/5/96)

Fee-in-lieu (12/12/01, 3/3/95)

Open space, relationship to (12/5/97; 3/17/95; 2/24/95)

Play areas, relationship to required on-site recreation (3/3/95)

Non-central location via variance (12/12/01)

RECREATIONAL AREAS, COMMERCIAL

Compared to dispersed recreation and resource-based commercial recreation facilities (11/20/92)
War games (paintball games) (11/20/92)

RECYCLABLES COLLECTION

Standards

Legislative update (4/5/96) Storage space required (3/10/95)

RECYCLING FACILITIES

Legislative update (9/13/96) Zones permitted in (2/21/92)

REGIONAL UTILITY CORRIDOR

See also Public Utilities

RESERVE TRACTS

Density calculations (4/17/92) Requirements for SC reserve tracts (11/17/98) Future development of reserve tracts (11/17/98)

RESIDENTIAL DENSITY INCENTIVES

Density requirement if incentives used (6/27/97) Number of apartment units allowed (10/3/97)

RESIDENTIAL ZONES

Distinguished from non-residential (3/3/95) Legislative update (12/6/96; 7/12/96) Commercial uses allowed (6/11/99; 2/26/99)

RESOURCE-BASED COMMERCIAL RECREATION FACILITIES

Compared to dispersed recreation and recreational area, commercial (11/20/92) War games (paintball games) (11/20/92)

RESOURCE LANDS

Notice

Legislative update (3/8/96)

RETAIL USES

Within one mile of other commercial use in residential zone (6/11/99; 2/26/99)

RETAINING WALL

Street improvement (11/13/92) In setbacks (3/5/99; 7/19/96)

RETENTION/DETENTION FACILITIES

<u>See also</u> Surface Water Management Facilities As public or institutional uses (10/8/93)

Location in stream buffer (11/21/97, 10/24/97, 8/21/92)

Setbacks, applicability of (2/10/95; 5/20/94)

RETIREMENT HOMES

Compared to senior citizen apartments (1/10/92)

Parking and lot area requirements

Legislative update (7/2/93; 4/16/93; 10/9/92)

REUSE OF NONRESIDENTIAL STRUCTURES

Allowable expansions (12/6/96)

G-5 zone, legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93)

REUSE OF SCHOOLS

Allowable expansions (12/6/96)

REZONES

Rezone conditions (7/23/99)

Daycare facility (7/23/99)

RIGHTS-OF-WAY (PUBLIC)

See also Roadways; Streets

Fence located in (8/16/91)

Impervious surface coverage limits (3/10/95)

Lot area per dwelling unit, calculation (2/19/93)

Right-of-way use permit (8/16/91)

ROADWAYS

See also Rights-of-Way (Public); Streets

Construction and maintenance within sensitive area (3/5/93; 2/19/93)

Impervious surface coverage limits (3/10/95)

In required yards, open space or landscaped areas (4/30/93; 2/26/93; 6/26/92)

Raised walkways and speed bumps required by ESCP (2/25/94)

Safety within multi-family complexes (3/6/98)

ROCKERY

In setbacks (7/19/96)

ROOF STRUCTURE

Building height calculation (10/2/92)

SAND AND GRAVEL

Storage and distribution (11/1/91)

SCHOOLS

Bus storage and maintenance (1/10/92)

Concurrency, legislative update (12/6/91)

Definition only for elementary, junior high, high schools (9/17/93)

GR zone standards (10/2/92)

Home school (8/11/04)

Impact fees

Accessory dwelling units (1/20/95)

Private secondary (8/25/04)

Preschools in G-5 zone as a "school" (9/17/93)

Reuse of closed public school facilities

Eligible uses (1/29/93)

Signs (<u>07/21/05</u>; 1/29/93)

School district administrative offices (1/29/93)

SELF-SERVICE STORAGE FACILITY

Parking space for storing boats, trailers, RVs (1/28/04)

SENIOR CITIZEN APARTMENTS

Compared to retirement homes (1/10/92)

SENSITIVE AREAS ORDINANCE

See also Alterations; Clearing; Lakes; Sensitive Areas Ordinance:

Exemptions and Exceptions; Streams; Trails; Wetlands

Administrative rules, activity subject to (8/21/92)

Buffers

Conveyance systems within buffers (11/21/97; 10/24/97)

Performing no biological or hydrological functions (1/15/93)

Required for new farms, pastures with farm plan (9/3/99)

Clearing

Legislative update (12/11/92; 10/9/92; 9/25/92)

SAO and clearing permit requirements, relationship (1/22/93)

Definition (2/3/95)

Density calculations for development site (10/23/92; 9/4/92; 9/27/91)

Enforceability of SAO when no development permit has been issued (11/15/91)

Existing lawns and landscaping, maintenance (1/15/93)

Fences, application of SAO to (1/10/92)

Grading permit violation and SAO violation (11/15/91)

Legislative update (5/1/92; 1/31/92; 1/10/92)

Mitigation measures, required connection to project having impact (12/18/92)

Notice on title (6/28/00; 9/27/91)

P-suffix conditions, relationship to SAO (12/20/91)

Preemption of SAO, state or federal (11/8/91)

Proposals subject to SAO (6/5/92)

Relationship to nonconforming use and structure provisions (2/11/94)

Road projects (4/15/94; 4/9/93; 2/19/93; 1/15/93)

Sensitive area tracts

Existing structure in sensitive area (8/13/93)

"Legal entity" definition (6/12/98; 4/10/98)

Temporary impacts (2/19/93)

Waiver or modification of standards

Legislative update (9/17/93)

Variance standard (1/15/93; 12/11/92)

SENSITIVE AREAS ORDINANCE: EXEMPTIONS AND EXCEPTIONS

Agricultural activities (3/22/00; 5/21/93)

Examiner's decision (6/4/93)

Agricultural harvesting (10/23/92)

Emergency exemption (12/18/92; 12/11/92)

Exceptions and exemptions compared (1/15/93; 12/11/92; 6/5/92; 11/15/91)

Existing lawns and landscaping, maintenance (1/15/93)

Farm management plans (9/3/99)

Fences (1/10/92)

Gathering of plants (10/23/92)

Legislative update (11/20/92; 9/25/92)

Maintenance and repair (4/15/94)

Minor development (6/28/00)

Modification or waiver of requirements by Director

Extent of authority (2/3/95)

Notice on title (6/28/00; 9/27/91)

Public Agency and Utility Exception

Agency or utility as applicant (4/30/93)

Road projects (4/9/93)

Residential accessory structures (5/17/96; 4/1/94)

Road projects (4/15/94; 4/9/93)

Steep slope alteration (6/16/95)

Structures in existence on November 27, 1990, new construction or related activity

(2/11/94; 8/13/93; 1/22/93; 11/13/92; 11/6/92; 10/30/92; 3/6/92; 1/10/92)

Single-family residences, special rule (5/17/96; 4/1/94; 10/30/92; 1/10/92;

12/20/91; 9/27/91)

SEPA REVIEW

Variances (4/30/93)

SEPTIC TANK

As an accessory use (8/14/92) Community drain field (2/12/99)

SETBACKS

See also Yards

Access easements (5/19/95; 2/14/92)

Access panhandle (12/20/91)

Standards for billboards

Calculation (2/10/95; 5/20/94; 1/21/94)

Communication towers (2/14/92)

Driveways (2/26/93)

Joint-Use (07/21/05)

Excavation (9/18/92; 9/11/92)

Front yard measurement from street edge (11/13/92)

Fully enclosed garages in multi-family (5/30/97)

Interior setbacks (10/30/98)

Lease lines (2/14/92)

Legislative update (1/23/98; 1/9/98; 3/24/95)

Measurement (2/10/95)

Nonconforming use

Expansion (8/26/94)

Open and unobstructed (9/11/92)

Parking spaces (11/15/91)

Private access tract (07/21/05)

Retaining wall in required setback (3/5/99; 10/14/94)

Sensitive areas

Modification or waiver by director (2/3/95)

Street setback (10/30/98)

Substandard lots (11/15/91)

Surface water management facilities, placement in setback (2/10/95; 5/20/94)

Variance from setback (3/5/99)

SHORELINES

See also Flood Hazard Areas; Lakes; Streams; Submerged Lands; Tidelands; Wetlands

Dredging below ordinary high water mark (9/11/92; 9/4/92; 3/27/92)

Excavation below ordinary high water mark (9/11/92; 9/4/92; 3/27/92)

Excavation in wetlands (5/15/92)

SIC (Standard Industrial Classification)

Agricultural services (1/23/98)

Paintball facilities (2/6/98; 1/30/98)

Storage of recreational vehicles (7/5/00)

SIDEWALK

Part of the street (11/13/92)

SIGNS

Allowable for home occupation (5/9/97)

Changing message (07/21/05)

Definition (5/20/94)

Directional (3/22/00)

Face of sign in RM zone (5/20/94)

Illumination (07/21/05)

Incidental graphics (4/24/02)

Legislative update (3/6/98)

Multiple uses on site, sign requirements (1/29/93)

Off-premise signs, number permitted (1/31/92)

Projecting above exterior wall (1/9/98; 6/9/95)

Public agency training facility (8/23/91)

Public administrative offices (1/29/93)

Residential/non-residential use (07/21/05; 8/25/04

Schools (07/21/05)

Service station canopies (1/9/98)

SITE DEVELOPMENT PERMIT, COMMERCIAL

See also Commercial Site Development Permit

SLAUGHTER HOUSE

Custom Slaughter House (7/17/04)

SMALL ANIMAL CLINICS

Boarding or keeping animals, limitations (1/15/93)

Compared to kennels (1/15/93)

SOOS CREEK COMMUNITY PLAN

Effective date (1/10/92)

SPECIALIZED INSTRUCTION SCHOOL

Compared to correctional institution (12/20/91)

Dog training (3/5/93)

Hypnosis training (3/11/94)

In the AR zone (3/11/94)

Riding lessons (3/5/93)

Signs (1/29/93)

Single educational program (1/29/93)

SPORTS CLUB

As a "commercial development" (3/1/96)

Standards

Legislative update (5/17/96; 3/8/96)

SR ZONE

Height limit (12/10/93)

STABLE

Arena (3/28/01)

STACKING SPACES

Drive-through espresso stand (5/22/02, 8/22/01)

STATE ENVIRONMENTAL POLICY ACT REVIEW

See also SEPA Review

STEEP SLOPES

<u>See also</u> Sensitive Areas Ordinance; Sensitive Areas Ordinance: Exemptions and Exceptions

STORMWATER MANAGEMENT FACILITIES

Shared private facilities (9/12/97; 9/5/97)

STREAMS

See also Flood Hazard Areas; Sensitive Areas Ordinance; Shorelines

Always categorized as sensitive areas (2/3/95)

Conveyance constructed in stream buffer (11/21/97, 10/24/97)

Crossings (2/19/93)

FEMA floodway (2/19/93)

Mitigation measures, required connection to project having impact (12/18/92)

Modification or waiver of requirements by Director (2/3/95)

P-suffix conditions for stream corridors (12/20/91)

Public trail in buffer (8/21/92)

Relationship to lakes, ponds (12/11/92)

Retention/detention facility in buffer (8/21/92)

Road projects impacting buffer (2/19/93)

Submerged land below ordinary high water mark (9/4/92)

SWM maintenance road in buffer (8/21/92)

Zero-rise floodway (1/29/93)

STREETS

<u>See also</u> Roadways; Rights-of-Way (Public) Driveway as a street (10/30/98; 2/26/93)

Impervious surface coverage limits (3/10/95)

Lot area per dwelling, calculation (2/19/93)

Private access easement as a street (10/30/98; 9/13/96)

Retaining wall as part of the street (11/13/92)

Sidewalk as part of the street (11/13/92)

Trees required as part of plat, short plat (7/23/99)

Vehicular and pedestrian thoroughfare (11/13/92)

STRUCTURE

Definition (10/30/92) Structural fill (1/22/93)

STUMP GRINDING

Zones permitted in (9/6/91)

SUBDIVISIONS & SHORT SUBDIVISIONS

Alteration process for short plats (10/23/98; 7/24/98)

Density calculation, rounding off (4/16/93)

Density credit for sensitive areas (10/23/92; 9/4/92)

Development conditions (6/18/99)

Enforcement of plat conditions, Examiner's decision (8/16/91)

Enforcement of significant tree provisions, after final plat (8/28/98)

Expiration of conditions (6/2/95)

"Five year" rule (7/24/98; 11/18/94)

MPS (mitigation payment system) fees (10/9/98)

Noise attenuation (8/16/91)

Non-building status, removal of (10/23/98)

Notice requirements (2/14/92)

"One-time split" in GR and G-5 zones (10/23/92)

Roadways

Impervious surface coverage (3/10/95)

Sensitive area tracts

Existing structure located in sensitive area (8/13/93)

Setbacks (11/15/91)

Street trees required (7/23/99)

Townhouses (4/2/99)

Vesting (2/14/92)

Yard requirements (2/26/93)

SUBMERGED LAND

Below ordinary high water mark (9/4/92)

SUBSTANDARD LOTS

Legislative update (6/5/92; 5/1/92)

Setbacks (11/15/91)

Smaller than zone's minimum lot area (10/2/92)

Uses (10/2/92)

Uses on adjoining substandard lots (12/6/91)

SURFACE WATER MANAGEMENT FACILITIES

See also Retention/Detention Facilities

As an accessory use (8/14/92)

Conveyance and outfall in stream buffer (11/21/97, 10/24/97)

Not considered wetlands (11/6/92)

Retention/detention facilities as public or institutional use (2/25/94; 10/8/93)

Setbacks (2/10/95; 5/20/94)

SWIMMING POOLS

Standards

Legislative update (3/24/95; 1/20/95)

SYNAGOGUE

"RA-5" Zone (10/18/00)

Home occupations, home industry (10/18/00)

T

TAVERNS

In B-N zone (9/17/93)

TEMPORARY USES

Temporary compared with on-going land use (8/16/91)

Temporary construction buildings

Same site as building being constructed (8/16/91)

Temporary growing structures (9/19/97; 9/12/97)

Temporary placement of mobile home, medical hardship (10/24/97, 6/27/97; 2/28/92)

Zones permitted in (8/16/91)

Time limit for temporary sales office (6/27/97)

Legislative update (2/6/98; 1/30/98)

TIDELANDS

Submerged land below ordinary high water mark (9/4/92)

TOWNHOUSE

In Neighborhood Business (NB) zone

Legislative update (8/23/96)

As part of short plat (4/2/99)

TRACTORS

See also Heavy Equipment

TRAILS

In stream buffer (8/21/92)

TRAINING FACILITY, PUBLIC AGENCY

See also Public Agency Training Facility

TRANSFER OF DEVELOPMENT CREDITS (TDC)

Conditional use criteria / R-4 through R-8 zones (4/19/00) Determining base zoned density in floodplain SDO (6/11/99) How to allocate density credits (1/16/98) Sending site criteria (10/18/00, 7/5/00; 6/11/99; 12/19/97) Receiving site criteria (9/6/00) Relationship to K.C.C. 19A.08.180 (7/5/00)

TRANSITIONAL HOUSING FACILITIES

Permitted zones (3/6/98)

TREES

Enforcement of significant tree requirements (8/28/98) Street trees in short plats (7/23/99)

U

UNCLASSIFIED USE PERMITS

Modification (11/1/91) Public agency training facility (9/4/92) Zones permitted in (6/18/93)

UNIFORM BUILDING CODE

Dwelling unit, accessory (11/5/99) Excavation, protection of adjacent property (9/18/92) Exemptions from permit requirements (12/18/92) Legislative update (12/6/96; 10/23/92) Occupancy categories for critical facilities (11/20/92)

USE

Categories of uses (3/17/95) Definition (10/9/92) Gathering of plants (10/23/92; 10/9/92)

UTILITIES, PUBLIC

See also Public Utilities Includes "utility facility" (10/24/97) Utility boxes, vaults (10/9/98)

UTILITY POLE RELOCATION

Communication facilities (3/13/02, 1/9/02) Utility pole with telecommunication antenna (3/13/02, 1/9/02)

 \mathbf{V}

VARIANCES

Accessory use without principal use (4/10/92)

Criteria

Legislative update (9/13/96; 8/23/96; 4/5/96)

Density (4/30/93; 9/20/91)

Deliberate act (12/2/94)

Fence height (4/15/94)

Formal revocation (8/14/92)

Front yard variance, consideration of limited access conditions (8/14/92)

Illegal structure used as a reason for (3/5/99; 4/28/95)

Sensitive Areas Ordinance (6/28/00; 11/4/94; 1/15/93; 12/11/92)

SEPA review (4/30/93)

Staff must honor once granted (8/14/92)

VASHON TOWN PLAN

Building design criteria (11/5/99)

Legislative update (8/23/96)

VEHICLES

Inoperable motor vehicles, storage (6/26/92)

Junk vehicles, storage (6/26/92)

Parking outside of a building, off-street parking (10/18/00)

Parking in required yard, open space or landscaped area (6/26/92)

Retail sales of autos, boats, trailers, heavy equipment in B-C zone

Legislative update (7/23/93; 7/2/93; 5/21/93; 4/30/93; 4/16/93)

School bus yard, zones permitted in (1/10/92)

Storage of motor/recreational vehicles (7/5/00)

Trucks, as used in Home Occupation, Home Industry (10/31/97)

VESTING

Codes in effect at pre-app meeting vs. completed application (2/6/98; 1/30/98)

Legislative update (7/2/93; 4/9/93; 2/26/93; 9/25/92; 5/1/92; 1/31/92;

1/10/92; 12/20/91; 12/6/91; 10/18/91; 8/2/91)

Rezones

Legislative update (3/24/95) Pick-and-Choose (12/2/94)

W

WAR GAMES (PAINTBALL GAMES)

See also Paintball Facilities

As recreational area, commercial use (11/20/92)

Examiner's decision (5/21/93)

Not constituting an alteration (5/8/92)

WATER STORAGE TANKS

Zones permitted in (4/17/92; 11/1/91)

WEDDING/RECEPTION BUSINESS

Home occupation (12/6/91; 11/15/91)

WETLANDS

See also Flood Hazard Areas; Sensitive Areas Ordinance; Shorelines

Beneficial alteration of (8/6/93)

Buffer averaging (5/8/92; 5/1/92)

Legislative update (10/9/92; 8/21/92)

Surface water management facilities (artificial) not considered wetlands (11/6/92)

Excavation (5/15/92)

Gathering of plants (10/23/92)

Mitigation measures, required connection to project having impact (12/18/92)

Mitigation sequencing (10/30/98)

Modification or waiver of requirements by Director (2/3/95)

Permitted alterations (10/30/98; 3/8/96)

Relationship to lakes, ponds (8/13/93; 12/11/92)

Road projects (4/9/93)

Submerged land below ordinary high water mark (9/4/92)

Utility pipeline, mitigation (2/28/92)

WHOLESALE SALES

Component of retail enterprise (4/10/92)

Limited wholesale sales, as part of bulk retail business (10/9/92)

WILDLIFE STUDY

Authority to require based on Comp Plan policies (6/18/99)

Authority to require on SEPA-exempt proposals (6/18/99)

WOOD

Forest products processing facility (8/2/91)

Log storage and firewood distribution (11/1/91) Wood chips, bagging and selling (8/2/91)

\mathbf{Y}

YARDS

See also Setbacks

Driveways in required yards (4/30/93; 2/26/93; 6/26/92)

Front yard measurement from street edge (11/13/92)

Intrusions into required yards and modified required yards (1/17/92)

Open and unobstructed (9/11/92)

Parking in required yards (6/26/92)

Permitted uses in R-1 required open space (12/5/97)

Roadways or internal aisles in required yards (2/26/93; 6/26/92)

Vegetation (9/11/92)

\mathbf{Z}

ZERO LOT LINE

Application to townhouse lots (11/15/00)

Townhouses allowed (4/2/99)

ZERO LOT LINE DEVELOPMENT

Common wall construction (5/8/03)

Location of driveways (5/8/03)

Projection over property line (5/8/03)

Timing of easement requirement (5/8/03)

ZERO-RISE FLOODWAY

See also Flood Hazard Areas

ZONING CODE

Relationship to grading code (9/18/92; 11/15/91)

Title 21A (new zoning code)

Conversion (7/2/93)

Definitions (7/5/00; 6/28/00; 3/22/00; 11/5/99)

Density calculation, rounding off (4/16/93)

Exemptions from sensitive areas regulations (3/22/00; 1/15/93; 12/11/92)

Legislative update (8/11/95; 6/23/95; 6/16/95; 6/9/95; 6/2/95;

5/19/95; 4/21/95; 4/15/93; 12/10/93; 10/8/93; 7/23/93; 7/2/93;

6/18/93; 6/4/93; 5/21/93; 4/30/93; 4/16/93; 4/9/93; 2/26/93;

1/22/93; 1/15/93; 12/18/92; 11/20/92; 9/18/92; 9/4/92; 5/15/92;

9/6/91; 8/2/91)

Nonconforming structure, reconstruction (7/23/93)