The City of Covington is a destination community where citizens, businesses and civic leaders collaborate to preserve and foster a strong sense of unity.

PLANNING COMMISSION AGENDA
October 3rd, 2019
6:30 PM

CALL TO ORDER

ROLL CALL
Chair David Caudle, Vice Chair Elizabeth Porter, Jennifer Gilbert-Smith, Joe Culumber, Jonathan Ingram, Kathy Fosjord, and Murray Williams

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF CONSENT AGENDA
C1. Minutes from September 19th, 2019

CITIZEN COMMENTS - Note: The Citizen Comment period is to provide the opportunity for members of the audience to address the Commission on items either not on the agenda or not listed as a Public Hearing. The Chair will open this portion of the meeting and ask for a show of hands of those persons wishing to address the Commission. When recognized, please approach the podium, give your name and city of residence, and state the matter of your interest. If your interest is an Agenda Item, the Chair may suggest that your comments wait until that time. Citizen comments will be limited to four minutes for Citizen Comments and four minutes for Unfinished Business. If you require more than the allotted time, your item will be placed on the next agenda. If you anticipate your comments taking longer than the allotted time, you are encouraged to contact the Planning Department ten days in advance of the meeting so your item may be placed on the next available agenda.

PUBLIC HEARING AND RECOMMENDATION – None

NEW BUSINESS – None


ATTENDANCE VOTE

PUBLIC COMMENT: (Same rules apply as stated in the 1st CITIZEN COMMENTS)

COMMENTS AND COMMUNICATIONS OF STAFF AND COMMISSIONERS

ADJOURN

Any person requiring a disability accommodation should contact the City at least 24 hours in advance. For TDD relay service please use the state’s toll-free relay service (800) 833-6384 and ask the operator to dial (253) 480-2400
Web Page: www.covingtonwa.gov
CALL TO ORDER
The regular meeting of the Planning Commission was called to order at 6:33 p.m. by Chair Caudle.

MEMBERS PRESENT
David Caudle, Kathy Fosjord, Jennifer Gilbert-Smith, Joe Culumber, Jonathan Ingram, Elizabeth Porter and Murray Williams

MEMBERS ABSENT - None

STAFF PRESENT
Gina Estep, Community Development Director
Amber Kellison, Planning Technician
Kelly Thompson, Permit Center Manager

APPROVAL OF AGENDA
- Commissioner Gilbert-Smith moved and Commissioner Williams seconded the motion to approve the agenda. The motion carried 6-0.

APPROVAL OF MINUTES
- C1. Commissioner Gilbert-Smith moved and Commissioner Williams seconded to approve the September 5, 2019 minutes. The motion carried 6-0.

CITIZEN COMMENTS - None

UNFINISHED BUSINESS – None

PUBLIC HEARING
1. Discussion of Proposed Code Amendments to (Covington Municipal Code) CMC 14.30.040, Decision types; CMC 14.30.050, Requirements by decision type; Chapter 17.10 CMC, Definitions; Chapter 17.15 CMC, Administration; Chapter 17.20, Subdivisions and Short Subdivisions; and Chapter 17.25 CMC, Final Plat and Final Short Plat Maps for Preliminary Approved Subdivisions and Short Subdivisions.

Chair Caudle opened the public hearing.

(The record is noted to reflect that Commissioner Fosjord arrived at 6:38 p.m.)
Ms. Estep gave a summary of the proposed code amendments.

Public Comment
Jennifer Anderson with the Master Builders Association stated that she had submitted written comments and asked for support of the proposed code amendments.

There being no further public comments, Chair Caudle closed the public hearing.

- Commissioner Gilbert-Smith moved and Commissioner Ingram seconded to recommend the City Council adopt the proposed code amendments to (Covington Municipal Code) CMC 14.30.040, Decision types; CMC 14.30.050, Requirements by decision type; Chapter 17.10 CMC, Definitions; Chapter 17.15 CMC, Administration; Chapter 17.20, Subdivisions and Short Subdivisions; and Chapter 17.25 CMC, Final Plat and Final Short Plat Maps for Preliminary Approved Subdivisions and Short Subdivisions. Motion carried 7-0.

NEW BUSINESS
2. Open Public Meetings Act Training

3. Code Amendments related to CMC Chapters 18.20 Technical Terms and Land Use Definitions, Chapter 18.25.030 Land Use Tables and 18.25.040 Recreational/Cultural Land Uses

Ms. Estep provided an overview of the proposed code amendments and discussion was followed by a question and answer period.

OLD BUSINESS - None

ATTENDANCE VOTE - None

PUBLIC COMMENTS - None

COMMENTS AND COMMUNICATIONS FROM STAFF AND COMMISSIONERS

ADJOURN
The September 19, 2019, Planning Commission Meeting adjourned at 8:00 p.m.

These minutes are intended to reflect the action taken during the Planning Commission meeting. The audio recording is available upon request.

Respectfully submitted,

______________________________
Kelly Thompson, Permit Center Manager
To: Planning Commissioners  
From: Amber Kellison, Planning Technician  
CC: Gina Estep, Community Development Director  

Meeting Date: October 3rd, 2019 - Staff report updated on September 26th, 2019  

Re: Code Amendments related to CMC Chapters 18.20 Technical Terms and Land Use Definitions, Chapter 18.25.030 Land use tables and 18.25.040 Recreational/cultural land uses.  

Attachments:  
Attachment A - Proposed amendments to Chapter 18.25.030 Residential Land use  
Attachment B - Proposed amendments to Chapter 18.25.040 Recreational/cultural land uses.  
Attachment C – Proposed amendments to Chapter 18.20 Technical Terms and Land Use Definitions.  

INTRODUCTION/GENERAL INFORMATION: The Planning Commission’s 2019 work plan included an evaluation of the City’s permitted uses found in Chapter 18.25 of the Covington Municipal Code (CMC). This effort will include all permitted use charts found in Chapter 18.25 Permitted Uses, however broke up into manageable portions over the next couple months. One SEPA process, encapsulating the entire Chapter 18.25 will be completed as part of this effort. The CMC sections that will be included in this effort includes;  

This Staff Report is associated with Chapter 18.25.030 Land use tables and 18.25.040 Recreational/cultural land uses only and are intended to update and expand on the permitted uses and associated footnotes related to said sections.  

Staff conducted a thorough review of CMC 18.25.030 Residential Land Uses, along with 18.25.040 Recreational/Cultural Land Uses and compared it for consistency with Chapter 18.31.080 Permitted lands uses related to the Downtown zoning districts. In addition, staff compared said sections to neighboring cities, Renton, Sammamish, Maple Valley, Kent and Newcastle among others. Based on the analysis conducted by Staff, amendments to CMC 18.25.030 Residential Land Uses, 18.25.040 Recreational/Cultural Land Uses and Chapter 18.20 Technical Terms and Land Use Definitions are proposed and shown in Attachments A, B and C.
PURPOSE: The purpose of the proposed amendments is as follows:

1) Provide a consistent and comprehensive list of identified “lands uses” throughout all applicable sections of the Covington Municipal Code. Previously the City hired a land use consultant tasked to update the permitted lands use chart for the Downtown zoning districts, Chapter 18.31.080. This work has been completed, however Chapter 18.25 Permitted uses, which relates to all other zones in the city, was never updated to provide consistency with the identified land uses listed in Chapter 18.31.080.

2) Deletes the reference to Standard Industrial Code (SIC) numbers. Historically, the King County Code used the SIC numbers as a reference tool to describe the primary business activity. Currently, the North American Industry Classification System is also used as a reference tool. When CMC 18.31.080 Permitted Land Uses was amended the reference to the SIC numbers was not included allowing for flexibility to use either reference tool. For consistency, this is the preferred approach for all permitted land use charts found in CMC 18.25 Permitted Uses.

3) Updates all applicable footnotes related to the listed land uses.

4) Updates CMC 18.20 Technical Terms and Land Use Definitions, (see Attachment C) as follows:
   a. 18.20.207 Commercial recreation – Term was amended.
   b. 18.20.342 Duplex – Term was added.
   c. 18.20.355 Dwelling unit, multifamily – Term was amended.
   d. 18.20.1284.7 Townhouses/townhome – Term was added.

A. REGULATORY REQUIREMENTS:

1) SEPA Compliance (SEPA19-07): A SEPA Determination will be issued at a later date with the entire package of code amendments related to the following permitted use charts; 18.25.030 Residential land uses, 18.25.040 Recreational/cultural land uses, 18.25.050 General services and land uses, 18.25.060 Government/business services land uses, 18.25.070 Retail land uses, 18.25.080 Manufacturing land uses, 18.25.090 Resource land uses, and 18.25.100 Regional land uses.

2) Public Notice, Public Comment & Planning Commission Review: A public hearing will be scheduled at a later date to solicit comment on the entire package of code amendments related to permitted uses as listed above.

3) Department of Commerce: Pursuant to CMC 14.27.050(4) and RCW 36.70A.106, the proposed amendments will be transmitted to Washington State Department of Commerce at a later date along with the entire package of code amendments related all permitted use charts.

B. PROPOSED MUNICIPAL CODE AMENDMENT & UPDATES SINCE LAST MEETING:

1) See Attachment’s A, B and C.

2) Edits as a result of Planning Commission meeting dated 9/19/19 - Chapter 18.25.030 Residential Land use – Attachment A
   a. Adjusted location of footnote 4 to ensure the footnote covered the complete row for the specified use.
   b. Placed footnote 5 next to “Home Occupation” term to ensure the footnote covered the complete row for the specified use.
c. Deleted a portion of footnote 6(h), the city does not have a “rural zone” as noted in this footnote. This portion of the footnote is a left-over King County Code provisions and is not relevant.
d. Per Planning Commission direction deleted footnote 7(a) regarding B&B breakfast provision.
e. Per Planning Commission Direction, the portion of deleted footnote 8 that addresses on street electric vehicle charging stations. City will address this issue via engineering development standard as development occurs.
3) Edits as a result of Planning Commission meeting dated 9/19/19 - Chapter 18.25.040
Recreational/cultural land uses – Attachment B
a. Deleted redundant “museum”.
b. Added footnote 1, regarding on-site exterior lighting to all uses.
c. Per Planning Commission direction amended footnote 1 to expand on the provisions related to exterior lighting to ensure exterior lighting does not adversely impact adjacent uses.
d. Deleted footnote 4 because its no longer relevant.
4) Edits as a result of Planning Commission meeting dated 9/19/19 - Chapter 18.20
Technical Terms and Land Use Definitions – Attachment C
a. Added “townhome” to definition to be consistent with the associated tables.
5) The Planning Commission inquired about regulating signage related to Adult Entertainment. After consultation with the City Attorney, Staff recommends any code amendments related to signage should be placed in CMC Chapter 18.55 Signs. This would be a 2020 workplan topic for consideration by the Planning Commission and City Council.

C. CMC 14.27.040 DECISION CRITERIA
The Planning Commission recommendation and City Council’s approval, modification, deferral, or denial of an amendment proposal shall be based on the following criteria:

(1) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan;
Staff Findings: Yes, the proposed code amendment is expected to comply with the Growth Management Act of Washington State and goals, objectives and policies of the City’s Comprehensive Plan and other applicable laws.

(2) The proposed amendment is consistent with the scope and purpose of the City’s zoning ordinances and the description and purpose of the zone classification applied for;
Staff Findings: Yes, the proposed amendment is consistent with the scope and purpose of the City’s zoning ordinances and the description and purpose of the zone classification applied for.

(3) Circumstances have changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment;
Staff Findings: No, circumstances have not changed substantially since the establishment of the current zoning map or district to warrant the proposed amendment, however he proposed code amendment provides needed updates and an expanded list of uses allowing for better administration of the current zoning map and zoning districts.
(4) The proposed zoning is consistent and compatible with the uses and zoning of surrounding property;  
**Staff Findings: Not Applicable – this is not a zoning map amendment.**

(5) The property that is the subject of the amendment is suited for the uses allowed in the proposed zoning classification;  
**Staff Findings: Not Applicable – this is not a zoning map amendment nor site specific.**

(6) The amendment is in compliance with the three-year limitation rule as specified in CMC 14.27.030(3); and  
**Staff Findings: Yes, the proposed amendment complies with the three-year limitation rule specified in CMC 14.27.030(3).**

(7) Adequate public services could be made available to serve the full range of proposed uses in that zone.  
**Staff Findings: Yes, adequate public services could be made available to serve the full range of proposed uses in that zone.**

D. **STAFF RECOMMENDATION:** Staff recommends approval of the proposed Municipal Code amendment as shown in Attachment’s A, B and C of this staff report.

________________________________________________________________________
Planning Staff Date

E. **MOTION/PLANNING COMMISSION RECOMMENDATION:** A recommended motion will be provided at a later date.
## Conditional Use

<table>
<thead>
<tr>
<th>SIC #</th>
<th>SPECIFIC LAND USE</th>
<th>US</th>
<th>R-8</th>
<th>R-12</th>
<th>R-18</th>
<th>MR</th>
<th>CC</th>
<th>NC</th>
<th>RCMU</th>
<th>I</th>
</tr>
</thead>
<tbody>
<tr>
<td>*</td>
<td>DWELLING UNITS, TYPES:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Single detached 4d</td>
<td>P</td>
<td>P</td>
<td>C2</td>
<td>P</td>
<td>P4</td>
<td>P</td>
<td>C2</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Duplex</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P10</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>*</td>
<td>Townhome/Townhouse 2 to 4 units</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P10</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>*</td>
<td>Multifamily / Townhome/Townhouse (4+ units)</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P3</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>*</td>
<td>Manufactured home park</td>
<td>C8</td>
<td>C8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>GROUP RESIDENCES</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Community residential facility-I</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>C</td>
<td>P3</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Community residential facility-II</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P3</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Senior citizen assisted housing</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P3</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>ACCESSORY USES:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Residential accessory uses</td>
<td>P6</td>
<td>P6,8</td>
<td>P6,8</td>
<td>P6,8</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Home occupation 5</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>TEMPORARY LODGING</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>*</td>
<td>Bed and breakfast guesthouse</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P7</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>*</td>
<td>Hotel</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
</tbody>
</table>

**Footnotes of Table A**

**B. Development Conditions:**

1. For all single-family preliminary plats of 20 lots or more, 18 percent of the units must be constructed as multiple-family dwelling units. The City will consider a reduction in the required number of multiple-family units if an agreement can be reached to assure the affordable housing income figures mandated...
Attachment A

by the comprehensive plan can be achieved. This condition shall not apply within the Lakepoint Urban Village subarea.

(1) Must be in accord with CMC Chapter 18.35 Development Standards – Design Requirements.

(2) Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in Condition No. 6.

(3) Only as part of a mixed-use/integrated development subject to the conditions of Chapter 18.35 CMC.

(4) Permitted only in the R-18 zone.

(5) Must be in accord with Chapter 18.35 CMC.

(4) See CMC 18.37 Development Standards and Design Requirements for Cottage Housing.

(5) See CMC 18.80.100 for requirements associated with Home Occupations.

(6) Accessory Dwelling Units.

(a) Only one accessory dwelling per primary single detached dwelling unit, accessory dwelling units shall not be allowed on the same property as a duplex;

(b) Only in the same building as the primary dwelling unit on an urban lot that is less than 10,000 square feet in area, on a rural lot that is less than the minimum lot size, or on a lot containing more than one primary dwelling;

(c) The primary dwelling unit or the accessory dwelling unit shall be owner-occupied;

(d) One of the dwelling units shall not exceed a floor area of 1,000 square feet except when one of the dwelling units is wholly contained within a basement or attic;

(e) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;

(f) One additional off-street parking space shall be provided;

(g) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied;
Attachment A

(h) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the Department with the Records and Elections Division which identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the Department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, either the original lot or the new lot may have an additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required in the zone; and

(i) Must be in accord with Chapter 18.35 CMC.

(7) Only as an accessory to the permanent residence of the operator, provided:

(a) Serving meals to paying guests shall be limited to breakfast; and

(ab) The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the International Building Code for R-1 occupancies may accommodate up to 10 persons per night.

(8) On-street electric vehicle charging stations are not permitted in the R-1 through R-18 zones. Individual electric vehicle charging stations for a single-family residence shall follow the Installation Guide for Charging Stations, prepared by Puget Sound Regional Council, and as amended.

(9) Within the Lakepoint Urban Village subarea, single-family detached residences shall not be allowed around or abutting the pond.

(10) Within the Lakepoint Urban Village subarea, townhouses shall not abut the pond except as part of a mixed-use development, unless otherwise separated from the pond by a public trail, park, green space or street.
18.25.040  Recreational/cultural land uses.  
A. Table.

<table>
<thead>
<tr>
<th>Key</th>
<th>SIC #</th>
<th>SPECIFIC LAND USE</th>
<th>US</th>
<th>R4-8</th>
<th>R-12</th>
<th>R-18</th>
<th>MR</th>
<th>CC</th>
<th>NC</th>
<th>RCMU</th>
<th>I</th>
</tr>
</thead>
<tbody>
<tr>
<td>P – Permitted Use</td>
<td>C – Conditional Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>PARK/RECREATION:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Park1</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>1</td>
<td>Trails</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>2</td>
<td>AMUSEMENT/ENTERTAINMENT:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Adult entertainment businesses1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Cinema and Performing Arts1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Meeting Hall/Other Group Assembly1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Physical Fitness/Recreation Club1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Recreation, Indoor1</td>
<td>C 5</td>
<td>C 5</td>
<td>C 5</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Recreation, Outdoor1</td>
<td>C 5</td>
<td>C 5</td>
<td>C 5</td>
<td></td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
</tr>
<tr>
<td>700</td>
<td>Bowling center</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>7000(462)</td>
<td>Golf course facility1</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7900(462)</td>
<td>Amusement and recreation services</td>
<td>-</td>
<td>P 5</td>
<td>P 5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Commercial recreation</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>C</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Physical fitness/ recreation clubs</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Theaters</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>P</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>823</td>
<td>Library1</td>
<td>C 5</td>
<td>C 5</td>
<td>C 5</td>
<td>C 5</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>841</td>
<td>Museum1</td>
<td>C 5</td>
<td>C 5</td>
<td>C 5</td>
<td>C 5</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>842</td>
<td>Arboretum1</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td>P</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

B. Development Conditions. Footnotes of Table A.

1. On site exterior lighting for structures and fields shall meet the following provisions: be directed away from residential areas through the use of exterior full cut-off shields or through optics within the fixture.

   a. Light fixtures shall be specified, mounted, aimed and shielded so that their beams fall within the primary playing area and immediate on-site surroundings, and so that no direct illumination is directed off the site, including but not limited to adjacent residential or mixed-use zones.
Attachment B

b. All exterior light fixtures shall be full cut-off fixtures as defined by the Illuminating Engineering Society of North America (IESNA).

(2) Adult entertainment businesses shall be prohibited within 550 feet of any property zoned R or containing schools, licensed day care centers, public parks or trails, community centers, public libraries or churches. In addition, adult entertainment businesses shall not be located closer than 3,000 feet to any other adult entertainment business. These distances shall be measured from the property line of the parcel or parcels proposed to contain the adult entertainment business to the property line of the parcels zoned R or that contain the uses identified in this subsection.

(3) Clubhouses, maintenance buildings, equipment storage areas and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones. Applications shall comply with adopted best management practices for golf course development. Ancillary facilities associated with a golf course are limited to practice putting greens, maintenance buildings and other structures housing administrative offices or activities that provide convenience services to players. These convenience services are limited to a pro shop, food services and dressing facilities and shall occupy a total of no more than 10,000 square feet.

(4) Excluding amusement and recreational uses classified elsewhere in this chapter.

(45) A conditional use permit is required unless the use is an accessory to a park or in a building listed on the National Register as a historic site or designated as a King County landmark subject to Chapter 18.47 CMC.

(6) The operation of an indoor shooting range, as defined in CMC 18.20.1080, is not permitted. Outdoor shooting ranges are not permitted. (Ord. 11-17 § 5; Ord. 03-14 § 1; Ord. 01-14 § 1 (Exh. A); Ord. 01-12 § 1 (Exh. 1); Ord. 10-10 § 3 (Exh. C); Ord. 42-02 § 2 (21A.08.040))
18.20.207 Commercial recreation.
“Commercial recreation” means any recreational activity whose main purpose is to provide the general public with indoor or outdoor amusement or entertainment activities, tickets are sold or fees collected, and the sale or consumption of alcoholic beverages is not permitted. This includes, but is not limited to, skating rinks, pool halls, water slides, miniature golf courses, arcades, bowling alleys, go-carts, batting cages, laser tag, concessions, skate park, basketball, street-ice/hockey rinks, etc.

18.20.342 Duplex.
“Duplex” means a building containing two separate units with a common wall.

18.20.355 Dwelling unit, multifamily.
“Dwelling unit, multifamily” means a dwelling unit contained in a building consisting of two or more dwelling units which may be stacked, or one or more dwellings included in a structure with nonresidential uses.

18.20.1284.7 Townhouse/townhome
“Townhouse/townhome” is defined as a single-family dwelling unit in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Each townhouse/townhome shall be on a separate lot.