

ORDINANCE NO. 06-2019

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON RELATED TO PERMITTED LAND USES AND CONDITIONS IN THE DOWNTOWN ZONING DISTRICTS, AMENDING COVINGTON MUNICIPAL CODE SECTION 18.31.080 PERMITTED USE TABLE FOR DOWNTOWN ZONING DISTRICTS BY ADDING A NEW USE "PHYSICAL FITNESS/RECREATION CLUB" AND AMENDING THE EXISTING USE "RECREATION, INDOOR OR OUTDOOR" AND ADDING AN ASSOCIATED FOOTNOTE TO THE TABLE, AND AMENDING RELATED LAND USE DEFINITIONS IN CMC CHAPTER 18.20 TECHNICAL TERMS AND LAND USE DEFINITIONS.

WHEREAS, Chapter 35A.63 of the Revised Code of Washington (RCW) empowers the City of Covington (the "City") to enact planning and environmental regulations; and

WHEREAS, Chapter 18.31 of the Covington Municipal Code (CMC) authorizes the City of Covington to establish development and design standards for the districts within the City's Downtown Zone; and

WHEREAS, CMC 18.31.080 Permitted land uses defines the allowed uses of property within the Downtown zones and includes CMC 18.31.080(3) a Permitted Use Table that lists the Use Categories by district within the Downtown zone and CMC 18.31.080(4) that identifies conditions added to specific uses in the Permitted Use Table; and

WHEREAS, this ordinance will amend CMC 18.31.080(3) to include a new use "Physical fitness/recreation club" and amends the existing land use category "Recreation, Indoor or Outdoor"; and

WHEREAS, this ordinance will allow amendments to Chapter 18.20 of the CMC to amend existing definitions CMC 18.20.893 "Physical fitness/recreation club" and CMC 18.20.966 "Recreation, indoor;" and

WHEREAS, Physical fitness/recreation club uses in the Downtown zoning districts will allow appropriate scaled business development and small business entrepreneurialism; and

WHEREAS, the Planning Commission held a properly noticed public hearing on April 4, 2019, to take public testimony on the proposed amendments; there was no public comment provided during the public hearing and no written comments on the proposed amendments were submitted to the City; and

WHEREAS, the City Council, upon review of the facts and findings and recommendations of the Covington Planning Commission, and after review of information

provided by City staff find that all applicable and substantive requirements of the law have been met, that adoption of this ordinance promotes the public health, safety, and general welfare of the community and the adoption of this ordinance serves the public interest.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, KING COUNTY, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Chapter 18.20 of the Covington Municipal Code, is hereby amended as follows:

CMC 18.20.893 Physical fitness/recreation club.

“Physical fitness/recreation club” means a small scale private facility, often with a specific physical fitness focus including uses such as, but not limited to: game courts exercise equipment, gym, small group exercise rooms, indoor cycling, climbing, martial arts, personal training, dance, and yoga locker rooms, swimming pool, sauna, steam room, showers, and tanning salons. “Physical fitness/recreation club” does not include “shooting range” as defined in CMC 18.20.1080.

CMC 18.20.966 Recreation, indoor.

“Recreation, indoor” means a large scale indoor recreational use such as, but not limited to: skating rinks, bowling alleys, health clubs & fitness centers providing a wide variety of sport and fitness services, multi-court gymnasiums not accessory to an educational institution, multi-court racket clubs, sports arenas, large pools and similar uses.

“Recreation, indoor” does not include “shooting range” as defined in CMC 18.20.1080

Section 2. Section 18.31.080(3) Permitted Use Table of the Covington Municipal Code is hereby amended as follows:

Use Categories	Town Center (TC) ²³	Mixed Commercial (MC)	General Commercial (GC)	Mixed Housing Office (MHO) ¹
<u>Physical fitness/recreation club</u>	<u>P/C²⁹</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recreation, Indoor</u>	<u>P/C²⁹</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Recreation, Outdoor</u>	<u>C</u>	<u>P</u>	<u>P</u>	<u>P</u>

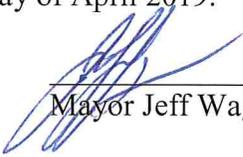
Section 3. Section 18.31.080(4) Permitted Use Conditions of the Covington Municipal Code is hereby amended to include a new condition as follows:

29. "Physical fitness/recreation clubs" and "Recreation, Indoor" facilities are permitted outright when located within an existing building or located within a new mixed-use development; otherwise a conditional use is required for a new standalone facility.

Section 4. This ordinance shall be in full force and effect five (5) days after publication. A summary of this ordinance may be published in lieu of publishing the ordinance in its entirety.

Section 5. If any provision of this ordinance, or ordinance modified by it, is determined to be invalid or unenforceable for any reason, the remaining provisions of this ordinance and ordinances and/or resolutions modified by it shall remain in force and effect.

Passed by the City Council on the 23rd day of April 2019.



Mayor Jeff Wagner

PUBLISHED: April 26, 2019

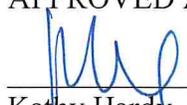
EFFECTIVE: May 1, 2019

ATTESTED:



Sharon Scott
City Clerk

APPROVED AS TO FORM:



Kathy Hardy
City Attorney