

Attachment E

Vashon Rural Town Area Zoning

I. Proposed Amendment to P-Suffix VS-P28

The following P-Suffix conditions shall apply (~~to uses located~~) within the Town Core (~~designation~~):

~~((+))~~A. Any new non-residential or mixed-use Bbuilding (~~fronting on~~) larger than two-hundred square feet and facing Vashon Highway SW, 97th Place SW, SW Bank Road, SW 174th Street east of Vashon Highway SW, 100th Avenue SW south of SW Bank Road, or SW 178th (see Figure 1 of this Attachment E) (~~streets, parking lots and pedestrian ways~~) shall meet the following criteria:

~~((A))~~1. Buildings shall (~~not~~) be set back (~~over~~) no more than 10 feet from property lines, except to provide for landscaping, courtyards and other pedestrian or seating areas, and outdoor eating areas.

~~((B. An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).))~~

~~((C))~~2. Building height shall (~~not exceed two stories or~~) be a maximum of 35 feet as measured by K.C.C. 21A.12.050(C).

~~((D.))~~ B. Any new Bbuilding or building alteration valued in excess of fifty percent of the pre-alteration value (~~wall~~) facing (~~a primary pedestrian street~~) Vashon Highway SW, 97th Place SW, SW Bank Road, SW 174th Street east of Vashon Highway SW, 100th Avenue SW south of SW Bank Road, or SW 178th (see Figure 1 of this Attachment E) shall meet the following criteria:

~~((i))~~1. have openings comprising not less than 60% of the width facing the street. No more than 20 feet of continuous width shall be without openings. Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade;

2. provide a roof or awning that extends a minimum of five feet over any abutting sidewalk or pedestrian walkway; and
3. provide landscaping along the street frontage that has an average width of five feet and contains the following:
 - a. Deciduous trees provided at the rate of one per linear twenty-five feet of landscape strip and spaced no more than thirty feet apart on center;
 - b. General landscaping standards, ground cover, alternative options, design, minimum tree size, maintenance and landscape water use shall be pursuant to K.C.C. 21A.16.085 through 21A.16.370.

~~((E. Walkways internal to a private development shall connect to public walkways.))~~

~~((F))~~4. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of 60 feet or 30% of the lot width in the first 60 feet of street-abutting lot depth, provided this limitation may be increased by up to 15 feet to provide sidewalks and entrance landscaping.

~~2. — ((New developments or alterations to an existing building which are valued in excess of 50% of the pre-alteration assessed value, shall provide at least two of the following public features:~~

~~A. Street trees with planting areas (spacing and specie consistent with existing street trees).~~

~~B. Roof or canopies shall be provided over at least a 5 foot width of building abutting sidewalk along the full length of at least one facade of the building.~~

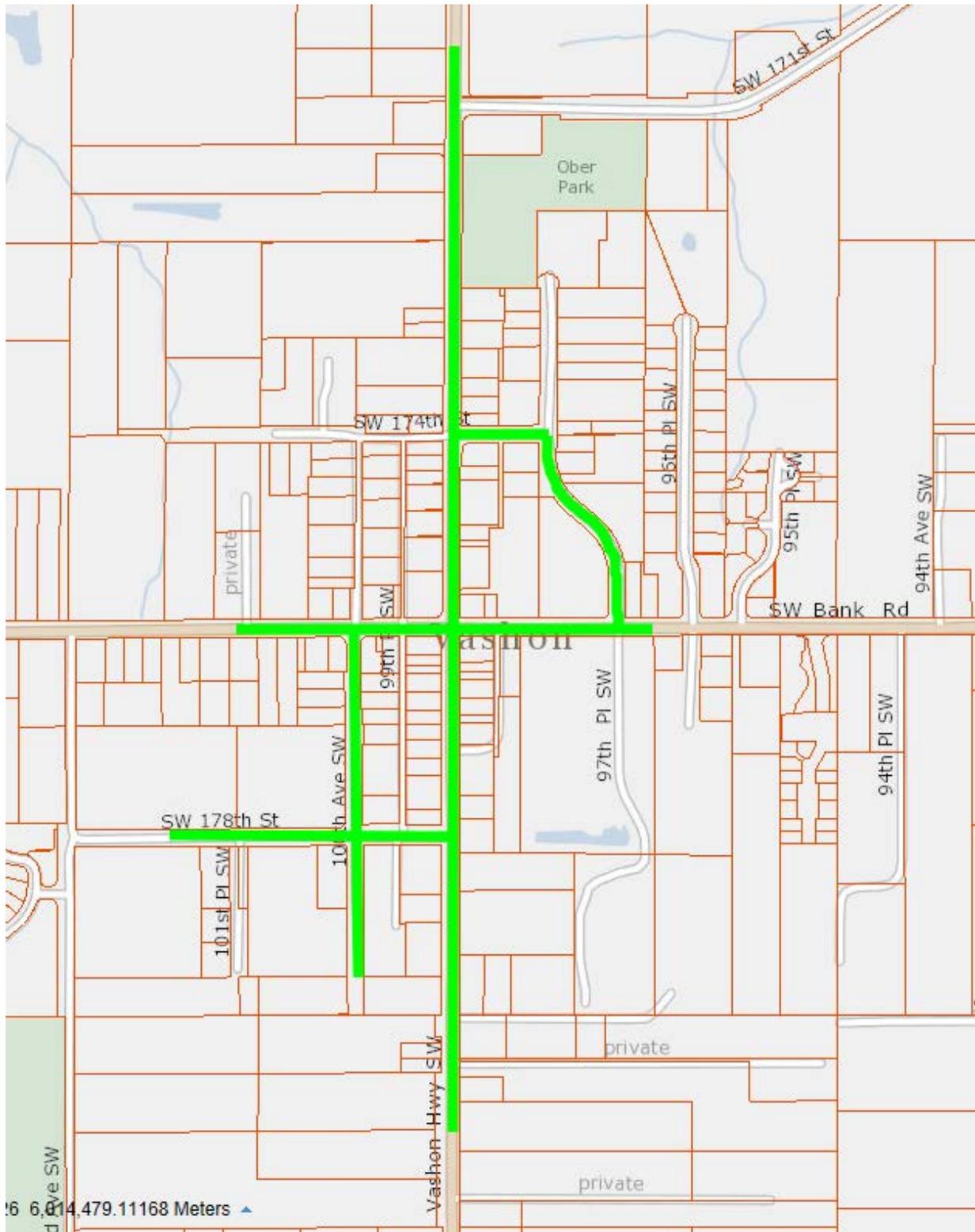
~~C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth~~

of at least 6 feet.

~~D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.~~

~~E. Street furniture providing at least 4 seats for every 100 feet of frontage.))~~

Figure 1



II. Proposed Amendment to P-Suffix VS-P29

VS-P29: (~~Vashon Town Plan~~) - Restricted Uses for Community Business (CB) Zoned

Properties:

Residential Land Uses

DWELLING UNITS, TYPES: Townhouse; Apartment* ¹

GROUP RESIDENCES: Community residential facility -I; Community residential facility - II;

Senior citizen assisted housing.

ACCESSORY USES: Home occupation, Residential Accessory Uses (ADU)

TEMPORARY LODGING: Hotel/Motel, Bed and breakfast guesthouse.

Recreational/Cultural Land Uses

PARK/RECREATION: Park, Trails

AMUSEMENT/ENTERTAINMENT: Theater, Plays/Theatrical production, Bowling center,

Sports club, Amusement & Recreation Services, Indoor Paintball Range, Amusement Arcades

CULTURAL: Library, Museum, Arboretum, Conference Center

General Services Land Uses

PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive repair; Miscellaneous repair; Churches, synagogue, temple;

Social Services; Kennel or Cattery; Cemetery/Mausoleum; Automotive service; Animal specialty services; Artist studios; Recycling facility; Dog training facility

HEALTH SERVICES: Office/Outpatient Clinic; Nursing and personal care facilities; Hospital; Medical/Dental Lab; Miscellaneous health.

EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim Recycling Facility; Elementary school; Middle/Junior High School; School District support facility.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility; Court, Fire Facility; Commuter Parking Lot.

BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative. offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance); Automotive Rental and Leasing; Off-street parking lot; Minor Communication Facilities.

Retail/Wholesale Land Uses

Building, Hardware and Garden Materials; Department and Variety Store; Food Stores; Auto Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating and Drinking Places; Drug Stores; Liquor Stores; Uses Goods: Antiques/Secondhand Shops; Sporting Goods and related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops; Retail Nursery/Farm Supply; Agricultural Product Sales; Farmers Market; Gasoline Service Station; Bulk retail.

Marijuana retailer, subject to K.C.C. 21A.08070 and applicable state law.*

Manufacturing Land Uses

~~((Marijuana processor I, subject to K.C.C. 21A.08.080 and applicable state law.**))~~

Printing and Publishing (limited to photocopying and printing services offered to the general public); Food and Kindred Products (excluding packing plants, slaughter houses and any SIC Industry

Group facility greater than 10,000 square feet); Lumber and Wood Products (limited to uses found in SIC Industry Group No. 2434-Wood Kitchen Cabinets and No. 2431 – Millwork (excluding planning mills).

Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080

Resource Land Uses

~~((Recreational marijuana producer, subject to K.C.C. 121A.08.090 and applicable state law.***))~~

Regional Land Uses

Wastewater Treatment Facility; Transit Park and Ride Lot; Public Agency; College/University

¹Residential density for mixed use development in Community Business zone shall not exceed eight units per acre. However, the density may increase to eighteen units per acre if the residential development complies with the Affordable Housing Special District Overlay standards.