## Map Amendment # 2 - VS-P29 Vashon Town Plan – Restricted Uses for CB Zoned Properties

## Vashon Rural Town Community Business Zoning

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections 29, 30, 31 and 32, Township 23, Range 3, and Sections 3, 5 and 6, Township 22, Range 3, as follows:

ZONING

Modify Property Specific Development Standard VS-P29 to read:

"Restricted Uses for Community Business-Zoned Properties - P-suffix condition (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996, as amended)

Property with Community Business zoning shall be restricted to the following specific land uses as set forth in Chapter K.C.C. 21A.08.

For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and submits a No Further Action letter for the subject properly or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

Residential Land Uses

DWELLING UNITS, TYPES: Townhouse; Apartment\*\*.

GROUP RESIDENCES: Community residential facility -I; Community residential facility - II; Senior citizen assisted housing.

ACCESSORY USES: Home occupation.

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

Recreational/Cultural Land Uses

PARK/RECREATION: Park

AMUSEMENT/ENTERTAINMENT: Theater, Plays/Theatrical production, Bowling center, Sports club.

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.

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

EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim Recycling Facility.

Government/Business Service Land Uses

GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility.

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).

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; Remote Tasting Rooms; 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.

  Recreational marijuana retailer, subject to K.C.C. 21A.08.070 and applicable state law.

MANUFACTURING LAND USES:

Recreational marijuana processor I, subject to K.C.C. 21A.08.080 and applicable state law.

Printing and Publishing.

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

RESOURCE LAND USES:

Recreational marijuana producer, subject to K.C.C. 21A.08.90 and applicable state law.

REGIONAL LAND USES:

Wastewater Treatment Facility; Transit Park and Ride Lot.

\*\*Residential density for mixed use development in Community Business zone shall not exceed eight units per acre."

P-suffix condition VS-P29 applies to the following parcel numbers. No changes to the geography of VS-P29 are included in this amendment.

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| **Parcels List** |
| 0522039017 |
| 0522039123 |
| 0522039145 |
| 0522039166 |
| 0622039016 |
| 0622039079 |
| 0622039080 |
| 0622039082 |
| 0622039083 |
| 0622039090 |
| 0622039094 |
| 0622039095 |
| 0622039100 |
| 0622039110 |
| 2846200005 |
| 2846200010 |
| 2846200025 |
| 2846200030 |
| 2846200040 |
| 2846200050 |
| 2846200065 |
| 2846200070 |
| 2846200075 |
| 2846200080 |
| 2846200085 |
| 2846200086 |
| 2846200090 |
| 2846200092 |
| 2846200100 |
| 2846200105 |
| 2846200110 |
| 2846200115 |
| 2923039068 |
| 2923039094 |
| 2923039106 |
| 2923039113 |
| 2923039114 |
| 2923039121 |
| 2923039135 |
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| 2923039147 |
| 2923039158 |
| 2923039160 |
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| 3023039062 |
| 3023039073 |
| 3023039090 |
| 3023039097 |
| 3023039108 |
| 3023039111 |
| 3023039122 |
| 3023039125 |
| 3023039160 |
| 3023039161 |
| 3023039187 |
| 3023039204 |
| 3123039004 |
| 3123039010 |
| 3123039011 |
| 3123039028 |
| 3123039030 |
| 3123039033 |
| 3123039035 |
| 3123039041 |
| 3123039053 |
| 3123039055 |
| 3123039059 |
| 3123039061 |
| 3123039067 |
| 3123039071 |
| 3123039072 |
| 3123039074 |
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| 3123039107 |
| 3123039126 |
| 3123039130 |
| 3123039131 |
| 3123039134 |
| 3123039135 |
| 3123039166 |
| 3223039016 |
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| 3223039021 |
| 3223039022 |
| 3223039023 |
| 3223039024 |
| 3223039048 |
| 3223039076 |
| 3223039083 |
| 3223039091 |
| 3223039092 |
| 3223039103 |
| 3223039112 |
| 3223039113 |
| 3223039114 |
| 3223039133 |
| 3223039195 |
| 8883500000 |
| 8884400010 |
| 8884400020 |

For the following parcels, the existing and modified P-suffix condition only apply to the portion of the property zoned CB:

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| **Parcel List** |
| 0522039015 |
| 0522039018 |
| 0522039052 |
| 0622039004 |
| 0622039148 |
| 3023039096 |
| 3123039031 |
| 3123039128 |
| 3123039132 |

## Effect: Amends Property Specific Development Standard (P-Suffix) VS-P29 to allow remote tasting rooms in the CB zoned property in the Vashon Rural Town. No other changes are made to the P-Suffix, and no modifications are made to the properties this P-Suffix applies to.

