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 (7/17/04)
Same building (7/17/04)

ACCESSORY STRUCTURES
Construction within a sensitive area (6/28/00; 4/1/94; 7/24/2019)
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)
Conference Center (3/28/19)
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, drain fields, storm water facilities as accessory uses (8/14/92)
Small-scale solar energy systems (1/24/19)
Specialized Instruction School (3/28/19)
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)
   Respite Care Facilities (7/9/09)

ADULT USE ESTABLISHMENT
   Definition (4/9/93; 3/5/93)

AGRICULTURE
   Agricultural harvesting compared to gathering of plants (10/23/92)
   Aquaculture (10/28/10)
   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)
      Landscape and horticultural services (7-21-16)

ALLEYS
   Lot area per dwelling unit, calculation (2/19/93)
   Private secondary access (6/27/97)

ALTERATIONS
   Beneficial (12/10/93)
   Cutting Firewood/Driftwood (10/26/06)
   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)
AQUATIC AREA BUFFERS
   Aquatic area buffers/expansion of building (9/3/15; 7/24/2019)
ARENA
   Arena/Stable (10/27/16)
   Stable (3/28/01; 7/24/2019)
AUTOMOBILES
See also Vehicles
   Repair and Service
   Legislative update (12/6/96)
B
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
See also pedestrian access
   Standards
      Legislative update (7/12/96; 12/6/96)
BILLBOARDS
See also 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)
BOARDING HOUSE
   Boarding house (5/28/15)
BOATS
See Vehicles

BONDS
See Financial Guarantees

BOUNDARY LINE ADJUSTMENTS
Lot divided by zone boundary (10/10/97)
  Legislative update (3/8/96)
House Straddling Property Line (2/26/09)
  Rural area lots that do not meet the minimum lot size in the given zone (1/23/2020)

BUFFERS
See Sensitive Areas Ordinance; Sensitive Areas Ordinance: Exemptions and Exceptions

BUILDING COVERAGE
See also 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
BUILDING SITE
   Rural area lots that do not meet the minimum lot size in the given zone (1/23/2020)

BUS DRIVER COMFORT STATIONS
   See Bus driver comfort stations (8-4-16)

C

CAMPGROUND
   Buildings for eating and sleeping (7/1/04)
   Limit on duration and frequency of use (3/1/96)

CATTERY
   Number of animals (5/22/02)

CHANGE IN USE
   Different kinds of residential uses (9/27/19)

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)
   Cutting Firewood/Driftwood (10/26/06)
   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)

CONFERENCE CENTER
  Accessory Use (3/28/19)

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; 11/17/16)
  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)

COVERED SALES AREA
Retail nurseries (9/27/18)

CRITICAL AREAS
Different kinds of residential uses (9/27/19)
Critical Areas Designations (3/28/19)

CRITICAL FACILITIES
Definition (11/20/92)

D

DAY CARE, ADULT
See 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
Base Density in RA Zone – (12/13/12)
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)
  Multiple lots (2/26/09)

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)

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)  
Exceedance Flow – Tributary Streams (6/27/13)  

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  

FLOAT LIFT  
Float Lift (Jan 5, 2017)
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)
Elevating Additions (2/02/17)
Floodplain analysis of non-natural sources of flooding (8/22/97)
Lot coverage limitation (3/28/01)
Stockpiling in Flood Hazard Area (8/13/09)
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
See also Sensitive Areas Ordinance: Exemptions and Exceptions
Structure (9/27/91)
See also Footprint of a building (7-21-16)

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)
Regulatory Review Committee Minutes; Subject Index, continued

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
  Stockpiles in Floodplain (8/13/09)
  Structural fill, grading of existing fill (1/22/93)
  Temporary Stockpiles (10/11/12) (2/28/13)
  Violation of grading permit and SAO (11/15/91)
  Fill as standalone land use “Development” definition (3/22/2018)

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)

H

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)

HEIGHT
  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
   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
   Appointments (7/17/04)
   Area devoted to (7/17/04)
   Employee (7/17/04)
   Floor area limits (6/7/96; 9/27/18)
   Home Occupation (7/9/15), (9/3/15)
   Incidental sales (7/17/04)
   Wedding/reception business (12/6/91)
   Non-resident employees (11/14/97)
   Outside storage (5/9/97)
   RV and Self-Storage (2/26/09)
   Trucks not “heavy equipment” (10/31/97)
   “RA-5” Zone (10/18/02)
      Church, synagogue or monastery (10/18/02)
   Vehicles (7/17/04)
   June 22, 2017

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)

I

IMPACT FEES
   Schools
      Fees for accessory dwelling units (1/20/95)
Regulatory Review Committee Minutes; Subject Index, continued

**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)

**INTERNATIONAL BUILDING CODE**
- Incorrect International Building code citation (Jun 22, 2017)

**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)

**L**

**LAKES**
- See also 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 CLASSIFICATION**
- Use not listed in Standard Industrial Classification (10/24/19)

**LAND USE DECISIONS**
- Notice requirements (6/21/96)

**LANDSCAPING BUSINESS**
- Zones permitted in, administrative interpretation (8/16/91)
- Landscape business (7/9/15)

**LANDSCAPING**
- Hardscaping in critical areas (3/05/15)
- 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)
Regulatory Review Committee Minutes; Subject Index, continued

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
Community Book Exchanges (3/05/15)
Setbacks (11/1/91)

LIGHTING FOR ATHLETIC FIELDS
Lighting for athletic fields (8/6/15)

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)
 Housing Livestock in Buffers (12/10/09)
 Legislative update (12/5/97; 10/18/91)
 Public or rental stables
 Animal density standard in AR zone (8/7/92)

LOCAL NEWSPAPER NOTIFICATION
March 2, 20017

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) (2/26/09)
Lot Merger (2/26/09)

M

“M” ZONE
Topsoil mixing (5/30/97); (3/03/16)
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)
Production and storage of Precast Girders (12/13/12)

MINOR DEVELOPMENT
Need for a definition (6/28/00)

MINIMUM LOT AREA
Minimum lot width exception (1/24/19)
Rural area lots that do not meet the minimum lot size in the given zone (1/23/2020)

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)

MOBILE HOMES/MODIFICATION

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)
On one lot (12/13/12)

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)
Modification of non-conforming shoreline structure (9/10/10)
Modification for new owner (May 11, 2017)
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)
Rural area lots that do not meet the minimum lot size in the given zone (1/23/2020)
NONRESIDENTIAL STRUCTURE
   Stable in sensitive area 7/24/19

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)

NOXIOUS WEEDS
   Permits required to revegetate (Jun 22, 2017)

NURSERIES
   Covered sales areas (9/27/18)

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)
  Concessions, accessory use (3/05/15)
  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)
Regulatory Review Committee Minutes; Subject Index, continued

Shared parking (3/24/95)
Vashon Town Plan application parking standards (June 22, 2017)
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)
  Minimum lot width exception (1/24/19)

PRIVATE STABLES
  See also 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)
Regulatory Review Committee Minutes; Subject Index, continued

PUBLIC OR RENTAL STABLES
See also 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)
Use not listed in Standard Industrial Classification (10/24/19)

“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” (4/5/92)
   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)

RECREATIONAL VEHICLE
   As temporary camping or dwelling (Jun 22, 2017)

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 ACCESSORY
   Building driveways (Mar 2, 2017)
   Different kinds of residential uses (9/27/19)

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

RESIDENTIAL USES
   Different kinds of residential uses (9/27/19)
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)
- Use not listed in Standard Industrial Classification (10/24/19)

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
- Retail nurseries (9/27/18)
- Retail sales (internet) in NB Zone (2/28/13)
- Within one mile of other commercial use in residential zone (6/11/99; 2/26/99)
- Nurseries (10/11/12), (2/28/13)

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

RETENTION/DETENTION FACILITIES
- See also 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)
RIDING ARENA
   Stable and riding arena 10/24/19

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)

S

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 (7/21/05); 1/29/93; (11/17/16)
   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)
   Aquaculture (10/28/10)
   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, 8/13/09)
   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, hardscaping (3/05/15)
   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)
   Linear Exceptions (9/10/92)
   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)
   Buffer addition/buffer averaging (2/8/2018)

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)
Recreation (11-17-16)
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
  Lands covered by water (06/26/14)
  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; 4/25/13)
  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 (7/21/05)
  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 (7/21/05), (4/25/13)
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) (4/25/13)
Structures in Drainage BSBL’s (7-20-17)
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)

SHORELINES/JURISDICTION

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)
  Auto Sales Business / Feather Flags (7/20/17)
  Changing message (7/21/05)
  Definition (5/20/94)
  Directional (3/22/00)
  Face of sign in RM zone (5/20/94)
  Illumination (7/21/05)
  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; 11/17/16)
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)

SOLAR ENERGY SYSTEMS
Small-scale solar energy systems (1/24/19)

SOOS CREEK COMMUNITY PLAN
Effective date (1/10/92)

SPECIALIZED INSTRUCTION SCHOOL
Accessory Use (3/28/19)
Compared to conference center (3/28/19)
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)
(April 27, 2017)

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 AND STABLING AREAS
Arena (3/28/01)
Stable in sensitive area 7/24/2019
See also Stables in Forest zone (8-18-16)
Stable and riding arena 10/24/19
STACKING SPACES
   Drive-through espresso stand (5/22/02, 8/22/01)

STATE ENVIRONMENTAL POLICY ACT REVIEW
   See also SEPA Review

STEEP SLOPES
   See also 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
   See also 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
   Minimum lot width exception (1/24/19)
   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
   Substandard Lots (5/14/15)
   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

TRAILS
  Trail as transportation facility (8-18-16)

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)
    Vacation Rentals (1/13/11)

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)
Residential structure used for events (10/28/10)
Use not listed in Standard Industrial Classification (10/24/19)

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)
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)
  Low-impact buffers-Agriculture (8/13/09)
  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)

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 opens space  (12/5/97)
Roadways or internal aisles in required yards  (2/26/93; 6/26/92)
Vegetation  (9/11/92)

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)

ZONING CODE; 21A
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)
Nonconforming structure, reconstruction  (7/23/93)
Use not listed in Standard Industrial Classification  (10/24/19)