**Amenity Mixed Use**

**Purpose:**
- Allow existing industrial uses to transition over time to a pedestrian-oriented mix of uses
- Orient new uses to a network of trails and the Sammamish River.
- Take advantage of the area’s unique river and agrarian setting to provide for a unique “work, live, and play” environment.

**Allowed uses & density:**
- Existing industrial and business park activities may be retained and expanded
- New uses = Mixture of small scale service commercial, multi-family residential, office, restaurants, wineries, and complementary uses.
- New uses feature transit supportive densities.

**Regional Retail Overlay**

**Purpose:** This overlay designation provides for large scale retail uses that serve regional consumer needs.

**Allowed uses & density:** Large scale retail commercial uses plus accessory uses (in addition to uses permitted under base zoning).

**Woodland Residential**

Retain the 1-unit per acre density. Area is inappropriate for more intensive urban development due to significant environmentally critical areas, high cost and difficulty in extending public facilities, and presence of natural features that Woodinville seeks to retain.

**Neighborhood Business**

Small-scale multifamily uses may be permitted as a secondary use provided designs minimize impacts on surrounding uses.

**Integrate Housing Diversity**

1. Each residential land use designation allows for a greater mix of housing types to serve an increasingly diverse population:
   - Accessory dwelling units
   - Cottage housing
   - Townhouses
   - Multifamily buildings

2. Encouraging development of affordable housing via density and height incentives in CBD, AMU, and GC zones.

**Tourist District Overlay**

**Proposal:** Retain existing designation as drawn on map.

**Options:** Change area to Amenity Mixed-Use or change to Tourist Business.