

CHAPTER 21.04 ZONES, MAPS AND DESIGNATIONS

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21.04.010 **Zones and map designations established.** In order to accomplish the purposes of this title the following zoning designations and zoning map symbols are established:

ZONING DESIGNATIONS

MAP SYMBOL

Public/Institutional	P/I
Residential	R (base density in dwellings per acre)
Neighborhood Business	NB
Tourist Business	TB
General Business	GB
Central Business District	CBD
Office	O
Industrial	I
High Density Residential/Office	R-48/O
Park	P
Special District Overlay	Pattern applied to affected area

21.04.020 **Zone and map designation purpose.** The purpose statements for each zone and map designation set forth in the following sections shall be used to guide the application of the zones and designations to all lands in the City of Woodinville. The purpose statements also shall guide interpretation and application of land use regulations within the zones and designations, and any changes to the range of permitted uses within each zone through amendments to this title.

21.04.030 **(Reserved).**

21.04.040 **Public/Institutional zone.**

(1) The purpose of the Public/Institutional zone (P/I) is to provide and protect properties devoted to public and semi-public uses and uses providing social and physical services to the Woodinville Community. This purpose is accomplished by:

- (a) Providing a zone in which uses serving public needs may be located;
- (b) Limiting residential and privately owned operations; and
- (c) Protecting adjacent properties from potential impacts of public uses.

(2) Use of this zone is appropriate on properties designated by the Comprehensive Plan to be public and/or institutional, such as schools, government facilities, social services, hospitals, libraries, utilities, parks and recreational facilities, etc.

21.04.050 **(Reserved).**

21.04.060 **(Reserved).**

21.04.070 **(Reserved).**

21.04.080 **Residential zones.**

(1) The purpose of the urban residential zones (R) is to implement Comprehensive Plan Goals and Policies for housing quality, diversity and affordability, and to efficiently use residential land, public services and energy. These purposes are accomplished by:

- (a) Providing, in the low density zones (R-1 through R-4), for predominantly single-family detached dwelling units. Other development types, such as duplexes and accessory units, are allowed under special circumstances. Developments with densities less than R-4 are allowed only if adequate services cannot be provided;
- (b) Providing, in the moderate density zones (R-5 through R-8), for a mix of predominantly single-family attached and detached dwelling units. Other development types, such as apartments, duplexes, and townhomes would be allowed so long as they contribute to Woodinville’s small town atmosphere as articulated in the vision statement found in the City’s Comprehensive Plan and conform to all applicable regulations;
- (c) Providing, in the medium density zones (R-9 through R-18), for duplexes, multi-family apartments, and townhomes, at densities supportive of transit and providing a transition to lower density areas; and

- (d) Providing, in the high density zones (R-19 through R-48), for the highest residential densities, consisting of duplexes, multi-story apartments. Developments have access to transit, pedestrian and nearby commercial facilities, and provide a transition to high intensity commercial uses.
- (2) Use of this zone is appropriate in residential areas designated by the Comprehensive Plan as follows:
 - (a) The R-1 zone on or adjacent to lands with area-wide environmental constraints, or in well-established subdivisions of the same density, which are served at the time of development by public or private facilities and services adequate to support planned densities;
 - (b) The R-4 through R-8 zones on urban lands that are predominantly environmentally unconstrained and are served at the time of development, by adequate public sewers, water supply, roads and other needed public facilities and services; and
 - (c) The R-12 through R-48 zones in appropriate areas, of the City that are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.085 Neighborhood Business zone.

- (1) The purpose of the Neighborhood Business zone is to provide for small-scale, convenience retail shopping and office facilities at the neighborhood level located in accordance with the City of Woodinville Comprehensive Plan and encourage the compatible integration of small-scale shopping and office centers into the neighborhood areas which it serves.
- (2) Use of this zone is appropriate in neighborhood centers designated by the Comprehensive Plan, which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.090 Tourist Business zone.

- (1) The purpose of the Tourist Business zone (TB) is to encourage tourist related uses, to provide convenient daily retail and personal services for a limited service area and to minimize impacts of commercial activities on nearby properties. These purposes are accomplished by:
 - (a) Limiting nonresidential uses to those retail or personal services, which can serve the everyday needs of the tourist industry and surrounding residential area;
 - (b) Allowing for a mix of retail, service and residential uses; and
 - (c) Excluding industrial and community/regional business-scaled uses.
- (2) Use of this zone is appropriate in areas designated tourist business by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.100 General Business zone.

- (1) The purpose of the General Business zone (GB) is to provide auto-oriented retail and services for local and regional service areas that exceed the daily convenience needs of residential neighborhoods but that cannot be served conveniently by the Central Business District, and to provide retail and business services in locations within the city that are appropriate for extensive outdoor storage and auto related and commercial uses; and, to provide space for offices as primary uses and for hotels and motels. These purposes are accomplished by:
 - (a) Providing a wide and more diverse range of the retail, recreation, office and business services than are found in neighborhood business areas;
 - (b) Allowing for commercial uses with extensive outdoor storage or auto related and industrial uses; and
 - (c) Limiting residential, institutional and personal services to those necessary to directly support commercial activity.
- (2) Use of this zone is appropriate in commercial areas that are designated by the Comprehensive Plan and are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.110 Central Business District zone.

- (1) The purpose of the Central Business District (CBD) zone is to provide for the broadest mix of comparison retail, higher density residential (R-12 through R-48), service and recreation/cultural uses with compatible storage and fabrication uses, serving regional market areas and offering significant employment and housing opportunities. These purposes are accomplished by:
 - (a) Encouraging compact development that is supportive of transit and pedestrian travel, through higher nonresidential building heights and floor area ratios than those found in other business areas;
 - (b) Allowing for outdoor sales and storage, regional shopping areas and limited fabrication uses; and
 - (c) Concentrating large scale commercial and office uses to facilitate the efficient provision of public facilities and services.
- (2) Use of this zone is appropriate in the urban center as designated by the Comprehensive Plan that is served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.120 Office zone.

- (1) The purpose of the Office zone (O) is to provide for pedestrian and transit-oriented high-density employment uses together with limited complementary retail and higher density residential development in locations where the full range of commercial activities is not desirable. These purposes are accomplished by:
 - (a) Allowing for uses that will take advantage of pedestrian-oriented site and street improvement standards;
 - (b) Providing for higher building heights and floor area ratios than those found in the GB zone;

- (c) Reducing the ratio of required parking to building floor area;
 - (d) Allowing for on-site convenient daily retail and personal services for employees and residences; and
 - (e) Excluding auto-oriented, outdoor or other retail sales and services which do not provide for the daily convenience needs of on-site and nearby employees or residents.
- (2) Use of this zone is appropriate in office areas designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.130 Industrial zone.

- (1) The purpose of the Industrial zone (I) is to provide for the location and grouping of industrial enterprises and activities involving manufacturing, assembly, fabrication, processing, bulk handling and storage, research facilities, warehousing and heavy trucking. It is also a purpose of this zone to protect the industrial land base for industrial economic development and employment opportunities. These purposes are accomplished by:
- (a) Allowing for a wide range of industrial and manufacturing uses;
 - (b) Establishing appropriate development standards and public review procedures for industrial activities with the greatest potential for adverse impacts; and
 - (c) Limiting residential, institutional, service, office and other non-industrial uses to those necessary to directly support industrial activities.
- (2) Use of this zone is appropriate in industrial areas designated by the Comprehensive Plan which are served at the time of development by adequate public sewers, water supply, roads and other needed public facilities and services.

21.04.140 High density residential (R-48)/office zone. The purposes of the high density residential (R-48)/office zone are to provide for high density development that meets the housing goals of the Comprehensive Plan and to provide additional land for office developments. Properties shall develop with residential densities of R-48 (48 units acre) or with a minimum number of dwelling units, as specified by the Comprehensive Plan. In addition, properties with this zone designation shall also provide office space.

21.04.150 Park zone. The purpose of the Park zone (P) is to provide opportunities for public parks and other recreation facilities, such as playgrounds, trails, publicly accessible open space, or as meet the definition of parks in WMC 21.06.428. Only facilities providing such public recreation shall be allowed to locate in the parks zone.

21.04.160 Map designation - Special district overlay. The purpose of the special district overlay designation is to carry out Comprehensive Plan policies that identify special opportunities for achieving public benefits by allowing or requiring alternative uses and development standards that differ from the general provisions

of this title. Special district overlays are generally applied to a group of individual properties or entire planning subareas.

21.04.170 **Map designation - Newly annexed territory.** Unless preannexation zoning is approved, all newly annexed territory shall be designated R-1 until the zoning map is amended pursuant to WMC 21.04.190 and the annexed territory is classified in conformance with the City of Woodinville Comprehensive Plan.

21.04.180 **Map designation - Undesignated property.** All property not designated by the zoning map shall be designated R-1.

21.04.190 **Zoning maps and boundaries.**

- (1) The location and boundaries of the zones defined by this chapter shall be shown and delineated on a zoning map adopted by ordinance.
- (2) Changes in the boundaries of the zones shall be made by ordinance adopting or amending the zoning map.