

WITHDRAWN

RDem-1 Urban
Reserve zones

1

6/16/16

ea

Sponsor: Dembowski

Proposed No.: 2016-0254

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 1

3 Beginning on page 7, strike lines 148 through 149 and insert:

4 "A. Retail land uses.

KEY		RESOURCE	R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL									
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L	A		E		N	O	S	I	S	A	S		R
		T			R				T	R	S	T	S	L	S		I
		U			E				I	H		Y					A
		R			A				A	O							L
		E							L	O							
									D								
SIC#	SPECIFIC	A	F	M	RA	UR	R1-8	R12-	NB	CB	RB	O	I				

WITHDRAWN

	LAND USE							48					(30)
*	Building Materials and Hardware Stores		P23						P2	P	P		
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P		
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales	P7 C7	P4		P7 C7	P3	P3	P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings									P	P		

WITHDRAWN

	Stores												
58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P
*	Drug Stores						C15	P15	P	P	P	C	
*	(Recreational) Marijuana retailer					<u>P26</u> <u>C27</u>				P26 C27	P26 C27		
592	Liquor Stores	P13			P13	P13			P13	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P22	P	P	P22	P22
*	Book, Stationery, Video and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15a	P15	P	P	P	P	
*	Personal									P	P		

WITHDRAWN

	Medical Supply Stores												
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										P12		P
*	Livestock Sales	P17	P17		P17	P17	P17	and 18					P
<p>GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;</p> <p>REFERENCES: Development Standards, see K.C.C. chapters 21A.12 through 21A.30;</p> <p>General Provisions, see K.C.C. chapters 21A.32 through 21A.38;</p> <p>Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;</p> <p>(*)Definition of this specific land use, see K.C.C. chapter 21A.06.</p>													

- 5 B. Development conditions.”
- 6
- 7 Beginning on page 18, strike lines 330 through 331 and insert:
- 8 “A. Manufacturing land uses.

KEY		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L		L	A		E		N	O	S	I	S	A	S		R
		T			R				T	R	S	T	S	L	S		I
		U			E				I	H		Y					A
		R			A				A	O							L
		E							L	O							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-	R12-	NB	CB	RB	O	I(11)				

WITHDRAWN

							8	48					
20	Food and Kindred Products	P1 C1	P1		P1 C1	P1			P2	P2	P2 C		P2 C
* /2082 /2085	Winery/Brewery /Distillery	P3 C12			P3 C12	P3			P17	P17	P		P
*	Materials Processing Facility		P13 C	P14 C15	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P18 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P19		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
*	((Recreational-m)) Marijuana Processor I	P20			((P20))	<u>P20</u>				P21 C22	P21 C22		
*	((Recreational-m)) Marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods										C		P
32	Stone, Clay, Glass and Concrete Products									P6	P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P

WITHDRAWN

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL											
P-Permitted Use C-Conditional Use S-Special Use		Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I		
			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N		
			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D		
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U		
			N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
			U	T	A		V				E	B	E	N	E	N	E	E	T	
			L		L	A	E				N	O	S	I	S	A	S		R	
			T			R					T	R	S	T	S	L	S		I	
			U			E					I	H	Y						A	
			R			A					A	O							L	
			E								L	O								D
SIC#	SPECIFIC LAND USE		A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I						
	AGRICULTURE:																			
01	Growing and Harvesting Crops		P	P		P	P	P						P						
02	Raising Livestock and Small Animals (6)		P	P		P	P							P						
*	((Recreational m)) Marijuana producer		P15 C22			((P1 6 €17))	P24 C25				P18 C19	P18 C19		P20 C21						
*	Agriculture Training Facility		C10																	
*	Agriculture-related special needs camp		P12																	
*	Agricultural Anaerobic Digester		P13																	

WITHDRAWN

	FORESTRY:											
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P					P
*	Forest Research		P		P	P					P2	P
	FISH AND WILDLIFE MANAGEMENT:											
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C					P
0273	Aquaculture (1)	P	P		P	P	C					P
*	Wildlife Shelters	P	P		P	P						
	MINERAL:											
10,12,14	Mineral Extraction and Processing		P9 C	P C1 1								
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C1 1	P8 C1 1								P
	ACCESSORY USES:											
*	Resource Accessory Uses	P3 P23	P4	P5	P3	P3						P4
*	Temporary Farm Worker Housing	P14	P14		P14							
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;										
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*Definition of this specific land use, see K.C.C. chapter 21A.06.										

13 B. Development conditions.”

14

15 After line 787, insert:

WITHDRAWN

16 “24. Marijuana production by marijuana producers licensed by the Washington
17 state Liquor and Cannabis Board is subject to the following standards:

18 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
19 within nondwelling unit structures that exist as of October 1, 2013, subject to the size
20 limitations in subsection B.24.b. of this section;

21 b. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with
22 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
23 aggregated total of two thousand square feet and shall be located within a fenced area or
24 marijuana greenhouse, that is no more than ten percent larger than that combined area, or
25 may occur in nondwelling unit structures that exist as of October 1, 2013;

26 c. Only allowed on lots of at least four and one-half acres;

27 d. Outdoor production area fencing as required by the Washington state Liquor
28 and Cannabis Board, marijuana greenhouses and nondwelling unit structures shall
29 maintain a minimum street setback of fifty feet and a minimum interior setback of thirty
30 feet, and a minimum setback of one hundred fifty feet from any existing single family
31 residential uses; and

32 e. If the two thousand square foot per lot threshold of plant canopy within
33 fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related
34 entity occupying space in addition to the two thousand square foot threshold area on that
35 lot shall obtain a conditional use permit as set forth in subsection B.25. of this section.

36 25. Marijuana production by marijuana producers licensed by the Washington
37 state Liquor and Cannabis Board is subject to the following standards:

WITHDRAWN

38 a. Production is limited to outdoor and indoor within marijuana greenhouses
39 subject to the size limitations in subsection B.25.b. of this section;

40 b. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with
41 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
42 aggregated total of thirty thousand square feet and shall be located within a fenced area or
43 marijuana greenhouse that is no more than ten percent larger than that combined area;

44 c. Outdoor production area fencing as required by the Washington state Liquor
45 and Cannabis Board, and marijuana greenhouses shall maintain a minimum street setback
46 of fifty feet and a minimum interior setback of thirty feet, and a minimum setback of one
47 hundred fifty feet from any existing single family residential uses; and

48 d. Only allowed on lots of at least four and one-half acres.”

49

50 **EFFECT: This amendment would:**

- 51 • Allow marijuana retailers in the Urban Reserve zone, subject to the same
52 development conditions as the Regional Business and Community Business zones
53 (trigger for conditional use permit, maximum size, separation from other retailers)
- 54 • Allow marijuana processor I’s in the Urban Reserve zone, subject to the same
55 development conditions as the Agricultural zone (accessory to production, subject
56 to limitations on production).
- 57 • Allow marijuana production in the Urban Reserve zone, subject to development
58 conditions regarding a trigger for a conditional use permit (2,000 square feet) and
59 maximum size with a conditional use permit (30,000 square feet), location of the
60 production area (outdoors, marijuana greenhouse or existing non-dwelling
61 structure (with limitations)), minimum lot size (4.5 acres), and setbacks (30 feet
62 from interior lot lines, 50 feet from street lot lines, 150 feet from residential uses)

WITHDRAWN

	LAND USE							48					(30)
*	Building Materials and Hardware Stores		P23						P2	P	P		
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P		
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores						C15a	P15	P	P	P	C	P6
*	Agricultural Product Sales	P7 C7	P4		P7 C7	P3	P3	P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings									P	P		

WITHDRAWN

	Stores												
58	Eating and Drinking Places			P21 C19		P20 C16	P20 P16	P10	P	P	P	P	P
*	Drug Stores					C15	P15	P	P	P	C		
*	(Recreational m) Marijuana retailer							<u>P28</u> <u>C29</u>	P26 C27	P26 C27			
592	Liquor Stores	P13		P13	P13			P13	P	P			
593	Used Goods: Antiques/ Secondhand Shops								P	P			
*	Sporting Goods and Related Stores			P22	P22	P22	P22	P22	P	P	P22	P22	
*	Book, Stationery, Video and Art Supply Stores					C15a	P15	P	P	P			
*	Jewelry Stores								P	P			
*	Monuments, Tombstones, and Gravestones									P			
*	Hobby, Toy, Game Shops							P	P	P			
*	Photographic and Electronic Shops							P	P	P			
*	Fabric Shops								P	P			
598	Fuel Dealers								C11	P			P
*	Florist Shops					C15a	P15	P	P	P	P		
*	Personal								P	P			

WITHDRAWN

	Medical Supply Stores												
*	Pet Shops							P	P	P			
*	Bulk Retail								P	P			
*	Auction Houses									P12			P
*	Livestock Sales	P17	P17		P17	P17	P17						P
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*Definition of this specific land use, see K.C.C. chapter 21A.06.											

5 B. Development conditions."

6

7 On page 18, after line 327, insert:

8 “28.a. Per lot, limited to a maximum aggregated total gross floor area devoted
9 to, and in support of, the retail sale of marijuana of three thousand square feet, and the
10 retail outlet shall devote at least five hundred square feet to the sale, and the support of
11 the sale, of medical marijuana, and the operator shall maintain a current medical
12 marijuana endorsement issued by the Washington state Liquor and Cannabis Board.

13 b. Any lot line of a lot having any area devoted to retail marijuana activity
14 must be one thousand feet or more from any lot line of any other lot having any area
15 devoted to retail marijuana activity; and a lot line of a lot having any area devoted to new
16 retail marijuana activity may not be within one thousand feet of any lot line of any lot
17 having any area devoted to existing retail marijuana activity.

WITHDRAWN

18 c. Whether a new retail marijuana activity complies with this locational
19 requirement shall be determined based on the date a conditional use permit application
20 submitted to the department of permitting and environmental review became or was
21 deemed complete, and:

22 (1) if a complete conditional use permit application for the proposed retail
23 marijuana use was not submitted, or if more than one conditional use permit application
24 became or was deemed complete on the same date, then the director shall determine
25 compliance based on the date the Washington state Liquor and Cannabis Board issues a
26 Notice of Marijuana Application to King County;

27 (2) if the Washington state Liquor and Cannabis Board issues more than one
28 Notice of Marijuana Application on the same date, then the director shall determine
29 compliance based on the date either any complete building permit or change of use
30 permit application, or both, were submitted to the department declaring retail marijuana
31 activity as an intended use;

32 (3) if more than one building permit or change of use permit application was
33 submitted on the same date, or if no building permit or change of use permit application
34 was submitted, then the director shall determine compliance based on the date a complete
35 business license application was submitted; and

36 (4) if a business license application was not submitted or more than one
37 business license application was submitted, then the director shall determine compliance
38 based on the totality of the circumstances, including, but not limited to, the date that a
39 retail marijuana license application was submitted to the Washington state Liquor and
40 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease

WITHDRAWN

41 or purchased the lot at issue for the purpose of retail marijuana use and any other facts
42 illustrating the timing of substantial investment in establishing a licensed retail marijuana
43 use at the proposed location.

44 d. Retail marijuana businesses licensed by the Washington state Liquor and
45 Cannabis Board and operating within one thousand feet of each other as of the effective
46 date of this ordinance shall be considered nonconforming and may remain in their current
47 location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for
48 nonconforming uses, except:

49 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;
50 and

51 (2) the gross floor area of a nonconforming retail outlet may be increased up
52 to the limitations in subsection B.26.a. of this section .

53 29. Per lot, limited to a maximum aggregated total of five thousand square feet
54 gross floor area devoted to, and in support of, the retail sale of marijuana, and the retail
55 outlet shall devote at least five hundred square feet to the sale, and the support of the sale,
56 of medical marijuana, and the operator shall maintain a current medical marijuana
57 endorsement issued by the Washington state Liquor and Cannabis Board and:

58 a. Any lot line of a lot having any area devoted to retail marijuana activity
59 must be one thousand feet or more from any lot line of any other lot having any area
60 devoted to retail marijuana activity; and any lot line of a lot having any area devoted to
61 new retail marijuana activity may not be within one thousand feet of any lot line of any
62 lot having any area devoted to existing retail marijuana activity; and

WITHDRAWN

63 b. Whether a new retail marijuana activity complies with this locational
64 requirement shall be determined based on the date a conditional use permit application
65 submitted to the department of permitting and environmental review became or was
66 deemed complete, and:

67 (1) if a complete conditional use permit application for the proposed retail
68 marijuana use was not submitted, or if more than one conditional use permit application
69 became or was deemed complete on the same date, then the director shall determine
70 compliance based on the date the Washington state Liquor and Cannabis Board issues a
71 Notice of Marijuana Application to King County;

72 (2) if the Washington state Liquor and Cannabis Board issues more than one
73 Notice of Marijuana Application on the same date, then the director shall determine
74 compliance based on the date either any complete building permit or change of use
75 permit application, or both, were submitted to the department declaring retail marijuana
76 activity as an intended use;

77 (3) if more than one building permit or change of use permit application was
78 submitted on the same date, or if no building permit or change of use permit application
79 was submitted, then the director shall determine compliance based on the date a complete
80 business license application was submitted; and

81 (4) if a business license application was not submitted or more than one
82 business license application was submitted, then the director shall determine compliance
83 based on the totality of the circumstances, including, but not limited to, the date that a
84 retail marijuana license application was submitted to the Washington state Liquor and
85 Cannabis Board identifying the lot at issue, the date that the applicant entered into a lease

WITHDRAWN

86 or purchased the lot at issue for the purpose of retail marijuana use, and any other facts
87 illustrating the timing of substantial investment in establishing a licensed retail marijuana
88 use at the proposed location; and

89 c. Retail marijuana businesses licensed by the Washington state Liquor and
90 Cannabis Board and operating within one thousand feet of each other as of the effective
91 date of this ordinance shall be considered nonconforming and may remain in their current
92 location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for
93 nonconforming uses, except:

94 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months;
95 and

96 (2) the gross floor area of a nonconforming retail outlet may be increased up
97 to the limitations in subsection B.29. of this section, subject to K.C.C. 21A.42.190.”

98
99

100 ***EFFECT: Allows marijuana retailers in the Neighborhood Business zone, only if the***
101 ***retailer has a medical endorsement, and subject to identical development conditions***
102 ***required for retailers in the Community Business and Regional Business zones (trigger***
103 ***for conditional use permit, maximum size, separation from other retailers).***

ADOPTED

McD-2 – retailer
nonconformance

3.1

6/16/16

ea

Sponsor: McDermott

Proposed No.: 2016-0254

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 1

3 On page 16, strike lines 277 through 281 and insert:

4 “e. Retail marijuana businesses licensed by the Washington state Liquor and
5 Cannabis Board and operating within one thousand feet of each other as of the effective
6 date of this ordinance, and retail marijuana businesses that do not require a permit issued
7 by King County, that received a Washington state Liquor and Cannabis Board license to
8 operate in a location within one thousand feet of another licensed retail marijuana
9 business prior to the effective date of this ordinance, and that King County did not object
10 to within the Washington state Liquor and Cannabis Board marijuana license application
11 process, shall be considered nonconforming and may remain in their current location,
12 subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming
13 uses, except:”

14

15 On page 18, strike lines 319 through 323 and insert:

16

ADOPTED

17 “c. Retail marijuana businesses licensed by the Washington state Liquor and
18 Cannabis Board and operating within one thousand feet of each other as of the effective
19 date of this ordinance, and retail marijuana businesses that do not require a permit issued
20 by King County, that received a Washington state Liquor and Cannabis Board license to
21 operate in a location within one thousand feet of another licensed retail marijuana
22 business prior to the effective date of this ordinance, and that King County did not object
23 to within the Washington state Liquor and Cannabis Board marijuana license application
24 process, shall be considered nonconforming and may remain in their current location,
25 subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for nonconforming
26 uses, except:”

27

28 ***EFFECT: Allows retailers that received their license from the Liquor and Cannabis***
29 ***Board, but that did not open prior to the effective date of this ordinance, and that did***
30 ***not require any County permits, to be considered nonconforming uses; this would***
31 ***allow these businesses to open and operate in the location where their license was***
32 ***issued, even if it is within 1,000 feet of another retailer.***

ADOPTED

6/16/16

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Sponsor: McDermott

Proposed No.: 2016-0254

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 1

3 Beginning on page 18, strike lines 330 through 331 and insert:

4 “A. Manufacturing land uses.

KEY		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
P-Permitted Use	Z O N E L T U R E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U	
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A				V		E	B	E	N	E	N	E	E	T
		L		L	A			E		N	O	S	I	S	A	S		R
		T			R					T	R	S	T	S	L	S		I
		U			E					I	H		Y					A
		R			A					A	O							L
		E								L	O							
										D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)					
20	Food and Kindred Products	P1 C1	P1		P1 C1	P1			P2	P2	P2		P2 C					
*2082 /2085	Winery/Brewery /Distillery	P3 C12			P3 C12	P3			P17	P17	P		P					

ADOPTED

*	Materials Processing Facility		P13 C	P14 C15	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products									C			P
24	Wood Products, except furniture	P4 P18	P4 P18 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P19		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing							P7	P7	P7C	P7C		P
*	((Recreational-m)) Marijuana Processor I	P20			((P20)) <u>P27</u>				P21 C22	P21 C22			
*	((Recreational-m)) Marijuana Processor II								P23 C24	P23 C24			P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods									C			P
32	Stone, Clay, Glass and Concrete Products								P6	P9			P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office									C	C		P

ADOPTED

	Equipment												
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;											
REFERENCES:		Development Standards, see K.C.C. chapters 21A.12 through 21A.30;											
		General Provisions, see K.C.C. chapters 21A.32 through 21A.38											
		Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;											
		(*)Definition of this specific land use, see K.C.C. chapter 21A.06											

5 **B. Development conditions."**

6

7 On page 29, after line 514, insert:

- 8 "27. a. Only allowed on Vashon-Maury Island;
- 9 b. Only allowed on lots of at least four and one-half acres;
- 10 c. Only as an accessory use to a Washington state Liquor Control Board
- 11 licensed marijuana production facility on the same lot; and

ADOPTED

12 d. Accessory marijuana processing uses allowed under this section are subject
 13 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.”

14

15 Beginning on page 29, strike lines 517 through 518 and insert:

16 “A. Resource land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
P-Permitted Use	Z O N E	A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A	V	E	B	E	N	E	N	E	N	E	E	T	R
		L	L	A	E	N	O	S	I	S	A	S	A	S	I	A	L	
		T	U	R	E	T	I	H	Y	O	L	O	D	D	D	D	D	D
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I					
	AGRICULTURE:																	
01	Growing and Harvesting Crops	P	P		P	P	P						P					
02	Raising Livestock and Small Animals (6)	P	P		P	P							P					
*	((Recreational m)) Marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21					
*	Agriculture Training	C10																

ADOPTED

	Facility												
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10,12,14	Mineral Extraction and Processing		P9 C	P C1 1									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C1 1	P8 C1 1									P
	ACCESSORY USES:												
*	Resource Accessory Uses	P3 P23	P4	P5	P3	P3							P4
*	Temporary Farm Worker Housing	P14	P14		P14								

GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070;

REFERENCES: Development Standards, see K.C.C. chapters 21A.12 through 21A.30;
 General Provisions, see K.C.C. chapters 21A.32 through 21A.38;
 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44;
 (*)Definition of this specific land use, see K.C.C. chapter 21A.06.

ADOPTED

17 B. Development conditions.”

18

19 Beginning on page 39, strike lines 696 through 724 and insert:

20 “16. Marijuana production by marijuana producers licensed by the Washington
21 state Liquor ~~((Control))~~ and Cannabis Board is subject to the following standards:

22 a. Only allowed on Vashon-Maury Island;

23 b. Production is limited to outdoor, indoor within marijuana greenhouses, and
24 within nondwelling unit structures that exist as of October 1, 2013, subject to the size
25 limitations in subsection ~~((B.16.b.))~~B.16.c. of this section;

26 ~~((b.))~~c. Per ~~((parcel))~~lot, the plant canopy, as defined in WAC 314-55-010,
27 combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to
28 a maximum aggregated total of two thousand square feet and shall be located within a
29 fenced area or marijuana greenhouse, that is no more than ten percent larger than that
30 combined area, or may occur in nondwelling unit structures that exist as of October 1,
31 2013;

32 ~~((e.))~~d. Only allowed on lots of at least four and one-half acres; ~~((and))~~

33 ~~((d.))~~e. Outdoor production area fencing as required by the Washington state
34 Liquor ~~((Control))~~ and Cannabis Board and marijuana greenhouses shall maintain a
35 minimum street setback of fifty feet and a minimum interior setback of thirty feet; and

36 ~~((e.))~~f. If the two thousand square foot per ~~((parcel))~~lot threshold of plant
37 canopy within fenced areas or marijuana greenhouses is exceeded, each and every
38 marijuana-related entity occupying space in addition to the two thousand square foot

ADOPTED

39 threshold area on that (~~parcel~~)lot shall obtain a conditional use permit as set forth in
40 subsection B.17. of this section.

41 17. Marijuana production by marijuana producers licensed by the Washington
42 state Liquor (~~Control~~) and Cannabis Board is subject to the following standards:

43 a. a. Only allowed on Vashon-Maury Island;

44 b. Production is limited to outdoor and indoor within marijuana greenhouses
45 subject to the size limitations in subsection (~~B.17.b.~~)B.17.c. of this section;

46 (~~b.~~)c. Per (~~parcel~~)lot, the plant canopy, as defined in WAC 314-55-010,
47 combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to
48 a maximum aggregated total of thirty thousand square feet and shall be located within a
49 fenced area or marijuana greenhouse that is no more than ten percent larger than that
50 combined area; and

51 (~~e.~~)d. Only allowed on lots of at least four and one-half acres.”

52

53 ***EFFECT: Allows marijuana producers and processors in the Rural Area zones on***
54 ***Vashon-Maury Island, subject to development conditions as they were adopted by***
55 ***previous ordinances (minimum lot size, trigger for conditional use permit, setbacks).***

WITHDRAWN

Dunn-1 – setback
measurement

5

6/16/16

ea

Sponsor: Dunn

Proposed No.: 2016-0254

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0254, VERSION 1**

3 On page 38, on line 689, after “one hundred fifty feet from” insert:

4 “the lot line of”

5

6 On page 42, on line 778, after “one hundred fifty feet from” insert:

7 “the lot line of”

8

9 ***EFFECT: Requires that the setback from residential uses be measured from the lot***

10 ***lines of any residential use.***

ADOPTED

Dunn-2 – NB zone
report

6

6/16/16

ea

Sponsor: Dunn

Proposed No.: 2016-0254

1 AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE

2 2016-0254, VERSION 1

3 Beginning on page 43, after line 801, insert:

4 “SECTION 18. A. The executive shall transmit a report that analyzes the
5 potential for allowing marijuana retailers in the Neighborhood Business (NB) zones. The
6 report shall include:

7 1. Identification of each NB zoned area in unincorporated King County.
8 Individual parcel/area information shall include, at a minimum: parcel number, acreage,
9 land use designation, any associated development conditions, currently known property
10 use and any pertinent historical property uses, and a map of the NB zoned area and
11 surrounding area zoning;

12 2. Analysis of the potential for each NB zoned area to be used for marijuana
13 retail uses due to the state mandated one thousand foot buffers, existing or proposed
14 property development, or P-suffix development conditions; and

15 3. Recommendations on whether to allow marijuana retailers in the NB zone,
16 and if so, what development conditions should apply.

17

ADOPTED

18 B. The report and a motion accepting the report shall be transmitted to the
19 council by December 29, 2016, in the form of a paper original and an electronic copy to
20 the clerk of the council, who shall retain the original and provide an electronic copy to all
21 councilmembers, the council chief of staff, the policy staff director, and the lead staff for
22 the transportation, economy and environment committee, or its successor.”

23

24 Renumber subsequent sections

25

26 ***EFFECT: Requires a report from the Executive to analyze whether marijuana retailers***
27 ***should be allowed in the NB zone. The report and a motion accepting the report would***
28 ***be due on December 29, 2016.***