

2005-096



King County

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## Development Condition Query Results

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### Post-Conversion Condition: VS-P7

Effective: August 18, 1997

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#### Description

134-76R (2884)

#### Development Condition Text

134-76R (Ordinance 2884)

1. The use of the site shall be limited to a community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities.
2. The operation of "Granny's Attic" or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon-Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation.

#### Ordinance

12824

#### Effective Date

August 18, 1997

#### Changes

N/A

View Map(s) for VS-P7. (Click on a map name in the list)

**Note:** If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.



# Development Condition Query Results

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## Post-Conversion Condition: **SO-140**

*Effective: August 18, 1997*

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### Description

Ground Water Protection SDO

### Development Condition Text

Ground Water Protection

A. The purpose of the ground water protection special district overlay is to limit land uses that have the potential to severely contaminate groundwater supplies and to provide increased areas of permeable surface to allow for infiltration of surface water into groundwater resources.

B. For all commercial and industrial development proposals, at least 40 percent of the site shall remain in natural vegetation or planted with landscaping, which area shall be used to maintain predevelopment infiltration rates for the entire site. For purposes of the special district overlay, the following shall be considered commercial and industrial land uses:

1. amusement/entertainment land uses as defined by K.C.C. 21A.08.040 except golf facilities;
2. general services land uses as defined by K.C.C. 21A.08.050 except health and educational services, daycare 1, churches, synagogues, and temples;
3. government/business services land uses as defined by K.C.C. 21A.08.060 except government services;
4. retail/wholesale land uses as defined by K.C.C. 21A.08.070 except forest product sales and agricultural product sales;
5. manufacturing uses as defined by K.C.C. 21A.08.080; and
6. mineral extraction and processing land uses as defined by K.C.C. 21A.08.090.

C. Permitted uses within the area of the ground water protection special district overlay shall be those permitted in the underlying zone, excluding the following as defined by Standard Industrial Classification number and type:

1. SIC 4581, airports, flying fields, and airport terminal services;
2. SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency);
3. SIC 4952, sewerage systems (including wastewater treatment facilities);
4. SIC 7996, amusement parks; SIC 7948, racing, including track operation; or other commercial establishments or enterprises involving large assemblages of people or automobiles except where excluded by Section B above;
5. SIC 0752, animal boarding and kennel services.
6. SIC 1721, building painting services;
7. SIC 3260, pottery and related products manufacturing;
8. SIC 3599, machine shop services;
9. SIC 3732, boat building and repairing;
10. SIC 3993, electric and neon sign manufacturing;
11. SIC 4226, automobile storage services;
12. SIC 7334, blueprinting and photocopying services;
13. SIC 7534, tire retreading and repair services;
14. SIC 7542, carwashes;
15. SIC 8731, commercial, physical and biological research laboratory services;
16. SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size, within I zoned lands;
17. SIC 0752, public agency animal control facility;
18. SIC 2230, 2260, textile dyeing;
19. SIC 2269, 2299, textile and textile goods finishing;
20. SIC 2700, printing and publishing industries;
21. SIC 2834, pharmaceuticals manufacturing;

- 22. SIC 2844, cosmetics, perfumes and toiletries manufacturing;
- 23. SIC 2893, printing ink manufacturing;
- 24. SIC 3000, rubber products fabrication;
- 25. SIC 3111, leather tanning and finishing;
- 26. SIC 3400, metal products manufacturing and fabrication;
- 27. SIC 3471, metal electroplating;
- 28. SIC 3691, 3692, battery rebuilding and manufacturing;
- 29. SIC 3711, automobile manufacturing; and
- 30. SIC 4600, petroleum pipeline operations.

Ordinance

12823

Effective Date

August 18, 1997

Changes

N/A

View Map(s) for SO-140. (Click on a map name in the list)

**Note:** *If there are more than one map listed below, there may be a map file ending with a "\_x" which provides an index for the remainder of the maps.*

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[dc\\_so-140\\_3\\_6.jpg](#)

[dc\\_so-140\\_4\\_6.jpg](#)

[dc\\_so-140\\_5\\_6.jpg](#)

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**2005 King County Comprehensive Plan Update**  
**P – Suffix Development Conditions Zoning Study**  
Department of Development and Environmental Services

<b>Study Area:                    Vashon P-Suffix Development Conditions Study</b>
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**Summary**

This study of existing P-Suffix zoning Conditions was carried out in response to the following direction from the King County Council:

*The executive shall complete a study of existing property-specific (P-Suffix) development conditions for properties on Vashon-Maury Island for the purpose of determining whether any P-Suffix conditions are no longer applicable and should be removed from the zoning of individual parcels.*

P-Suffix conditions are property-specific development conditions above and beyond the requirements of a property’s zoning classification. The King County Code definition of P-Suffix conditions is attached to this report.

The text of all P-Suffix conditions that have been applied to property on Vashon and Maury Island is also attached to this report. Large-scale maps showing parcel numbers and the identifying number of P-Suffix conditions applied to individual parcels have been prepared for use in this study.

**Methodology**

The methodology for this study was to systematically review maps of each quarter section of land that includes any property with one or more P-Suffix conditions. A focus of this review was to determine whether properties with multiple conditions had conflicting conditions. This was a particular concern if the conditions were the result of different planning processes and therefore not applied at the same time. For example, a parcel that was assigned a P-Suffix condition by the Vashon Community Plan, and then years later was assigned additional conditions by the Vashon Town Plan was studied carefully to determine whether all of these conditions were compatible.

Properties with conditions applied by a previous rezone, properties with a single condition, or properties with more than one condition applied by the same planning process were also reviewed as part of this study to determine whether those conditions are still applicable.

**Findings:**

By far, the majority of P-Suffix conditions on Vashon Island were applied through adoption of the Vashon Town Plan in 1996. Approval of individual rezones over the years resulted in property specific P-Suffix conditions. There are also some conditions

remaining from the Vashon Community plan, as well as one condition that was applied through an update of the King County Comprehensive Plan. These conditions remain applicable, with the following exceptions:

1. **Parcel 0522039015.** The western portion of this property was zoned CB-P SO, community business with a P-Suffix condition and a Special Overlay District, by the Vashon Town Plan. Previously, the western portion of this property was zoned I - industrial. Currently, two P-Suffix conditions apply to this property. Condition VS-P2, which is applicable to industrial property, and condition VS-P29 which applies to commercial property. The full text of these conditions is attached to this report. Condition VS-P2 is no longer applicable and conflicts with the commercial land use and zoning designation for the western portion this property.
2. **Parcels 2923039195 and 2923039044.** These parcels are located at the intersection of SW 171st Street and Vashon Highway. The attached map indicates that SW 171st Street cuts across these two parcels, with a narrow portion of these parcels lying north of SW 171st, and the majority of the two parcels located south of SW 171st Street.

The Vashon Town Plan applied P - Suffix condition VS - P27 to the large property (parcel 2923039040) north of SW 171<sup>st</sup> Street. This condition implements the "Town Gateway Landscaping Requirement". P - Suffix condition VS - 27 was not applied to the narrow portion of parcels 2923039195 and 2923039044 located north of SW 171<sup>st</sup> Street.

The Vashon Town Plan applied P-Suffix condition VS-P28 to parcels south of SW 171st Street. This condition applies to properties within the "Town Core". Condition VS-28 was also applied to the narrow portion of parcels 2923039195 and 2923039044, lying north of SW 171st Street.

It is likely that application of the Town Core condition to the portion of these lots lying north of SW 171st Street was not done intentionally, as none of the base maps in the Vashon Town Plan show the narrow portions of lots on the north side of SW 171st Street. Staff has concluded that the intent of the Vashon Town Plan was to apply the Town Gateway Landscaping Requirements on the north side of SW 171st Street and the Town Core conditions on the south side of SW 171st Street.

3. **Parcel 3223039111** This property was rezoned in 1989 (rezone file 105 89R). Through this rezone, P-Suffix condition VS-P15 was applied. VS-P15 is actually a series of project-specific conditions from rezone 105 89R which were based on a development proposal made in the late 1980's for a senior center. The project did not come to fruition and these P-Suffix conditions are no longer applicable. Removal of condition VS-P15 would allow the property to develop

under the existing R-8, Potential R-12 zoning, subject to applicable King County codes and policies.

**Executive Staff Recommendation:**

1. Delete P-Suffix condition VS-P2 from parcel 0522039015.
2. Delete P-Suffix condition VS-P28 from the portion of parcels 2923039195 and 2923039044 lying north of SW 171st Street. Retain VS-P28 for the remainder of these parcels, south of SW 171st Street.

Apply P-Suffix condition VS-P27 to the narrow portion of parcels 2923039195 and 2923039044 lying north of SW 171st Street.

3. Delete P-Suffix condition VS-P15 from parcel 3223039111; the resulting zoning would be R-8 Potential R-12.

**21A.04.150 Map designation - Property-specific development or P-Suffix standards.**

The purpose of the property-specific development standards designation (P-Suffix to zone's map symbol) is to indicate that conditions beyond the minimum requirements of this title have been applied to development on the property, including but not limited to increased development standards, limits on permitted uses or special conditions of approval. Property-specific development standards are adopted in either a reclassification or area zoning ordinance and are shown in the SITUS file for an individual property maintained by the department. Regardless of the form in which a property-specific development standard is adopted, the P-Suffix shall be shown on the official zoning map maintained by the department and as a notation on the SITUS file, which shall be updated as soon as possible after the effective date of the adopting ordinance adopting a P-Suffix standard.



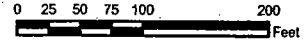
# Executive Recommended Vashon P-Suffix Study Portion NW 1/4 Section 32 Township 23 Range 3



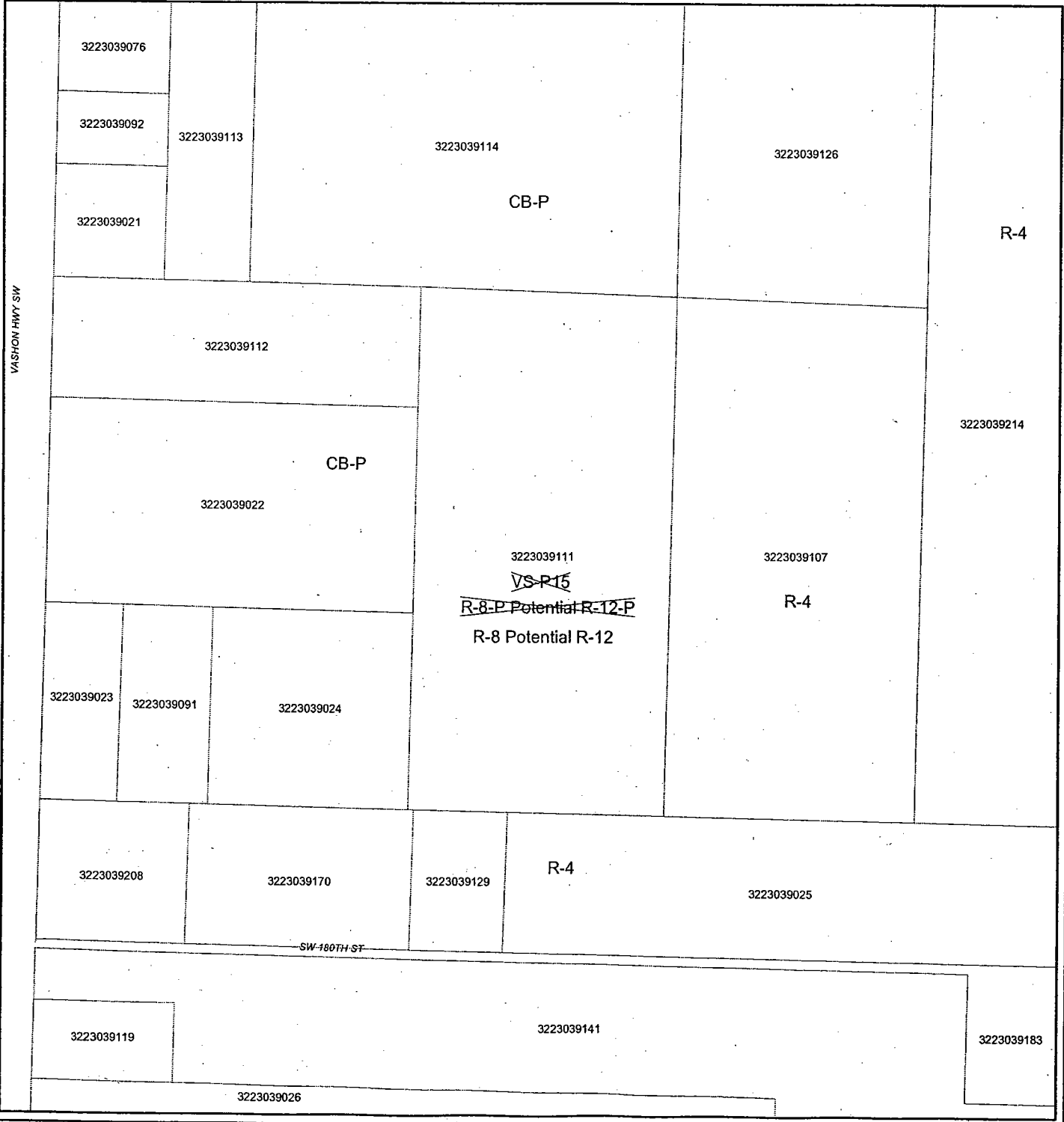
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Property Boundaries



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
Executive Recommended  
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 Portion SW 1/4  
 Section 29 Township 23 Range 3

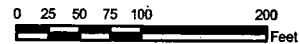


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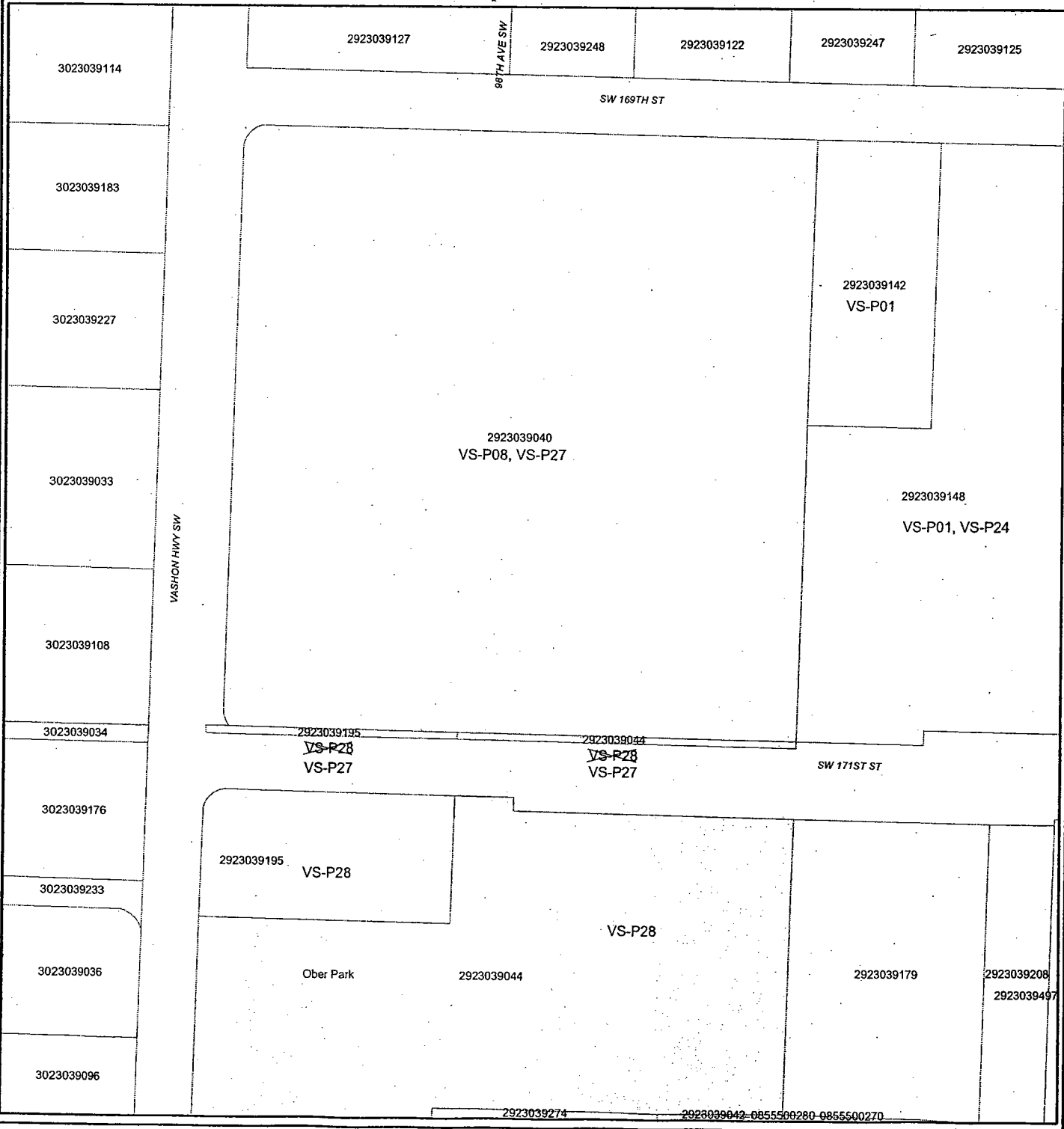
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 Property Boundaries

 Parks



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



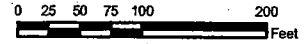


Executive Recommended  
 Vashon P-Suffix Study  
 Portion NW 1/4  
 Section 05 Township 22 Range 3

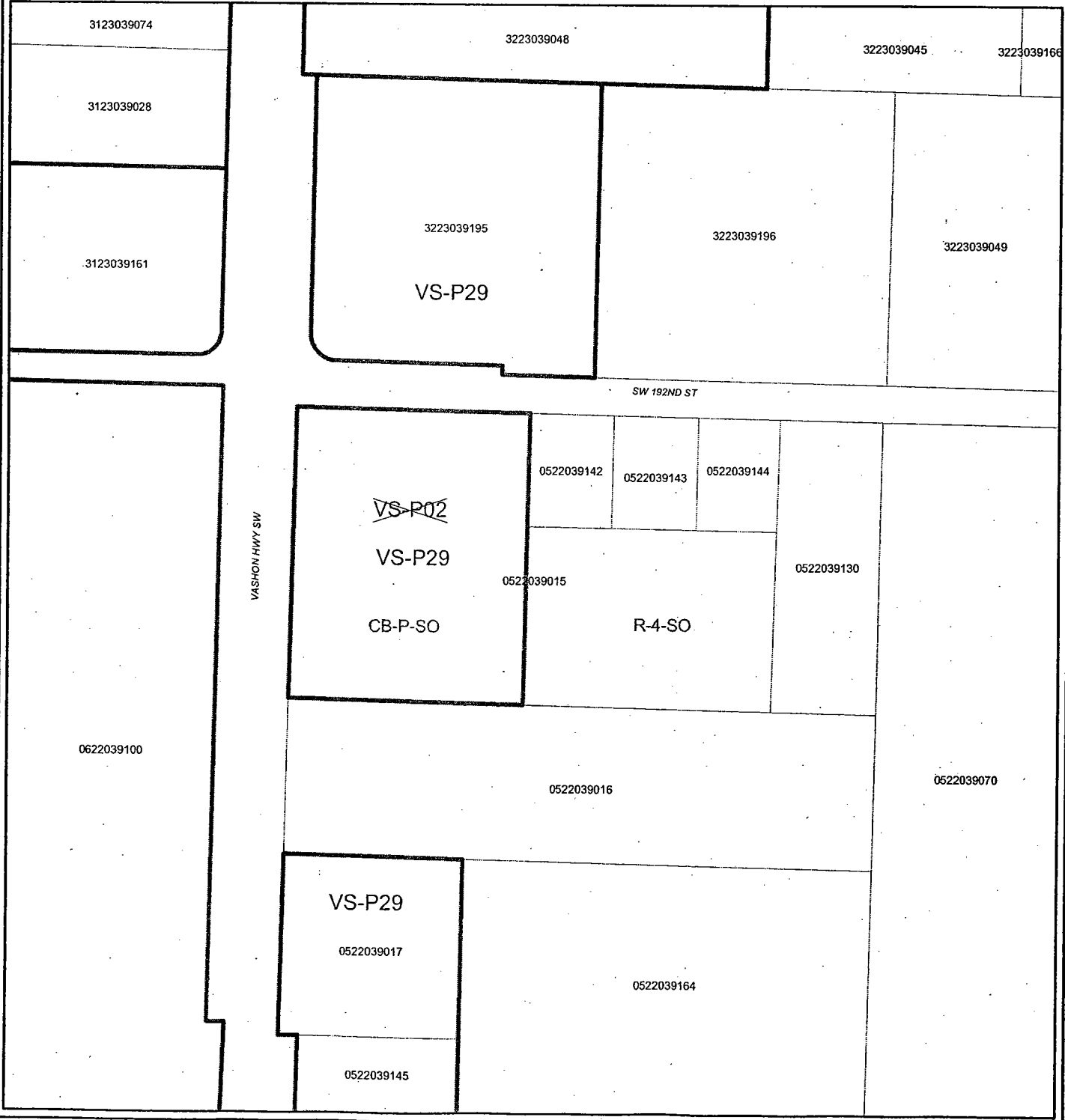


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-  Property Boundaries
-  P-Suffix Boundaries



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# Vashon Island P-Suffix Condition Texts

**VS-P1** W29-23-3: R-12-P

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

W 29-23-3: R-12-P (Source: Vashon Community Plan Area Zoning, p. 68)

A P-suffix was added to the zoning in order to limit the maximum density to 12 dwelling units per acre. This density is considered to be more appropriate for rural areas and more consistent with the existing level of development at the Town of Vashon.

**VS-P2** W5-22-3: I-P (99 Ave. SW and SW 192nd St.)

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

W 5-22-3: I-P (99 Ave. SW and SW 192nd St.) (Source: Vashon Community Plan Area Zoning, p. 111)

The following P-suffix conditions apply:

1. The use of the property shall be limited to the proposed storage, office, warehouse building shown on the site plan
2. The proposed structure shall be set back a minimum of 100 feet from the highway, pursuant to the Guidelines for Industrial Development from the Vashon Community Plan.

**VS-P3** E18-22-3: NB-P - Use Limited to Fire Station

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

E 18-22-3: NB-P - Use Limited to Fire Station (Source: Vashon Community Plan Area Zoning, p. 148)

A P-suffix was added to limit the use of this site to a fire station.

**VS-P4** E19-22-3: NB-P - Use Limited to Guest Inn/Restaurant

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

E 19-22-3: NB-P - Use Limited to Guest Inn/Restaurant (Source: Vashon Community Plan Area Zoning, p. 176)

A P-suffix was added to limit the use of the site to a guest inn/restaurant

**VS-P9 101-79R (4290)**

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

101-79R (Ordinance 4290)

1. The applicant, at such time as a building permit is requested, shall within the submitted legal description describe a contiguous parcel which shall include the existing single family residence and the proposed stable on a lot in excess of 35,000 square feet with a minimum width of 135 feet.
2. No more than 1 barn shall be located on the total subject property. Said barn shall be located on either Lot C or Lot D as identified on Exhibit #5.

**VS-P10 115-80R (4890)**

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

115-80R (Ordinance 4890)

1. Right-of-way shall be dedicated to King County to allow for the extension of SW 178th Street to the west boundary of the site. The determination of the location of this right-of-way shall be handled through the formal plat process (KCC 19.08) or the road establishment process (RCW 36.81).
2. A 15 foot wide landscape setback area or other suitable landscaping plan, at the discretion of the Department of Development and Environmental Services, shall be provided along the south and west boundaries of the site, which is to be planted with mixed trees, evergreen shrubs and low plantings. Existing trees within the setback areas shall be retained to meet the above landscaping requirements, unless their removal is deemed to be appropriate by Department of Development and Environmental Services. These setback and landscaping provisions are reclassified to allow multi-family residential uses.

**VS-P11 103-80R (5984)**

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

103-80R (Ordinance 5984)

1. Use of the site shall be limited to a propane storage tank, and/or office space.

**VS-P12 158-80R (5242)**

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

158-80R (Ordinance 5242)

1. The residential density of the subject property shall be limited to 12 dwelling units per acre unless this property is being developed in conjunction with an approved low income elderly housing project.

**VS-P15 105-89R (9823)**

**Ordinance:** 12824    **Effective:** 08/18/1997

**Condition Text**

105-89R (Ordinance 9823)

1. Density shall be limited to a maximum of twelve units per acre.
2. Residential development shall meet a water use performance standard of sixty (60) gallons per person per day.
3. There shall be a maximum of 133 dwelling units constructed on the entire 11.3 acre development.
4. Occupancy of the dwelling units shall be limited to individuals 62 years of age and older. This restriction shall be adopted by covenant or deed restriction in which King County is granted enforcement authority. The language of the covenant or other deed restriction shall be reviewed and approved by the Department of Development and Environmental Services (DDES), and the Housing and Community Development Section.
5. Commercial development on the project site shall be limited to 22,000 square feet. Development of property associated with the Vashon Historical Association, or any other island based nonprofit organization approved by the applicant is not included in this limitation.
6. The development shall contain a senior center, constructed by the Developer, at the Developer's expense. The senior center shall be open to all seniors (62 years of age and older), including non-residents. The senior center, including the exercise pool, shall be constructed in the first phase of the project if the entire project is not constructed simultaneously.
7. The development shall include: a. A health services facility for examinations and consultations, primarily to be used by visiting health care professionals; b. A gardening area for residents; c. Sports and recreational facilities for residents; d. Activity and meeting areas; e. An exercise pool for the use of residents.
8. There shall be no perimeter fencing of the development, however, screening with shrubbery or other vegetation is allowed.
9. The applicant shall dedicate, at no charge save those discussed below, sufficient real property within the commercial area of the project to the Vashon Heritage Association for the construction of up to 1,000 square foot building, to conform to the architectural design of the existing development. If the Vashon Heritage Association declines the dedicated property, then the developer agrees to dedicate same to another Vashon Island based nonprofit organization approved by the applicant, which approval shall not be unreasonably withheld. The form of the dedication shall either be a fee simply conveyance, or 99-year ground lease. No costs of construction, including costs of preparation and execution of documents or conveyance, will be borne by the applicant.
10. The applicant shall set aside and maintain in perpetuity at least ten percent of the project's dwelling units for "low income" residents and at least ten percent for "moderate income" residents, as defined by King County Housing and Economic Development, and shall not charge rent and utilities for said units in excess of that amount determined as appropriate by King County Housing and Economic Development for "low income" and "moderate income" seniors, respectively.
11. If, within five years of issuance of the Certificate of Occupancy for said development, the level of service at the intersection of SW 176th Street and 99th Avenue SW becomes level "F", then applicant shall pay the pro rata cost of all improvements required by King County which are proportionate to the impact related to the development.

**VS-P18 L91RZ006 (11024)**

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

L91RZ006 (Ordinance 11024)

1. The 20' wide Type I landscape perimeter buffer required by KCC 21A.16.060 shall be located adjacent to those parcel A boundaries shared with R-classified abutting properties.
  - A. The Type I landscape buffer is required along all boundaries of Parcel A which abut single-family residentially classified property, except those boundaries adjacent to that portion of the Vashon Co-Housing Group ownership which is set aside as wetland/buffer.
  - B. Along the north stem of the proposed gravel surface access road, the applicant's conceptual site plan shows no landscaping. That site plan deficiency must be remedied consistent with KCC 21A.16 prior to final site plan approval. This requirement may present a conflict with the division's September 23, 1991 Sensitive Areas Variance decision, which may require revision of that Sensitive Areas Variance decision prior to final site plan approval.
  - C. The applicant's preferred conceptual site plan (Exhibit No. 4) does not clearly indicate whether Type I landscaping is proposed along the south and west boundaries abutting Tax Lot 140 in addition to that landscaping shown in Exhibit No. 4. The same standard landscaping is required along all of those boundaries.
  - D. A landscape maintenance bond may be required consistent with standard Division procedures.
  - E. See also Condition No. 5.A., below.
2. Prior to final construction approval, the boundary between sensitive areas and adjacent lands abutting those sensitive areas shall be permanently fenced. Fencing details shall be shown on approved building plans.
3. The following conditions apply to Parcels B and C:
  - A. Use of Parcels B and C shall be limited solely to residential or medical clinic.
  - B. If developed as residential property, the residential development density of Parcels B and C shall be based upon the buildable lot area circumscribed by the Parcel B and C boundaries as shown on Exhibit Nos. 4 and 7.
  - C. If developed residentially, a new site plan review consistent with KCC 16.04.052 shall be required for Parcels B and C, consistent with all applicable then-current County standards and these site plan review conditions.
  - D. If developed as a medical clinic, then a conditional use permit shall be required. Conditional use permit approval shall be construed as satisfying any site plan approval requirement, provided that the conditional use permit otherwise complies with those review standards and conditions contained here which are applicable.
4. Prior to site plan approval, the applicant shall obtain a tax lot segregation change from the Department of Assessments which merges (consolidates) Tax Lot Nos. 37, 7, 54 and 80 into one tax lot.
  - A. Prior to each building permit or site plan approval (for the first or any subsequent development phase), the applicant shall demonstrate that the wetland/buffer areas excluded from this reclassification are not segregated into any separate tax parcel.
  - B. Prior to each building permit or site plan approval (or conditional use permit approval), the applicant shall demonstrate that Parcels B and C are not segregated as separate tax parcels unless subdivision or short subdivision approval is first obtained.
  - C. Parcels B and C shall not be sold or leased without short subdivision or subdivision approval.
  - D. The subject property shall not be subdivided or short subdivided for any reason except to enable the lease or sale of Parcels B and C.

**VS-P23**      **Vashon Town Plan - Use and Parking Restrictions**

**Ordinance:** 12824      **Effective:** 08/18/1997

**Condition Text**

Vashon Town Plan - Use and Parking Restrictions (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Use restricted to existing building, parking at rear or sides of building only.

**VS-P24**      **Vashon Town Plan - Use Limits**

**Ordinance:** 12824      **Effective:** 08/18/1997

**Condition Text**

Vashon Town Plan - Use Limits (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Development restricted to mobile homes, manufactured housing units and accessory support structures.

**VS-P25**      **Vashon Town Plan - Access Restrictions**

**Ordinance:** 12824      **Effective:** 08/18/1997

**Condition Text**

Vashon Town Plan - Access Restriction (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.

**VS-P26**      **Vashon Town Plan - Town Gateway**

**Ordinance:** 12824      **Effective:** 08/18/1997

**Condition Text**

Vashon Town Plan - Town Gateway (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G:

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.

**VS-P29** Vashon Town Plan - Restricted Uses for CB Zoned Properties

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

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

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

**Residential Land Uses**

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

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

**ACCESSORY USES:** Home occupation.

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

**Recreational/Cultural Land Uses**

**PARK/RECREATION:** Park

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

**CULTURAL:** Library, Museum, Arboretum, Conference Center

**General Services Land Uses**

**PERSONAL SERVICES:** General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive repair; Miscellaneous repair; Churches, synagogue, temple; Social Services; Kennel or Cattery.

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

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

**Government/Business Service Land Uses**

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

**BUSINESS SERVICES:** Individual Transportation and Taxi; Trucking and courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative, offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

**Retail/Wholesale Land Uses**



**VS-P30** Vashon Town Plan - Restricted Uses for I Zoned Properties

**Ordinance:** 12824 **Effective:** 08/18/1997

**Condition Text**

Restricted Uses for Industrially-Zoned Properties (Source: Vashon Town Plan - Ordinance 12395, August 12, 1996)

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

**Recreational/Cultural Land Uses**

**PARKS/RECREATION:** Park, Campgrounds

**General Services Land Uses**

**PERSONAL SERVICES:** Veterinary Clinic; Automotive repair; Automotive Service; Miscellaneous repair.

**HEALTH SERVICES:** Office/Outpatient Clinic; Medical/Dental Lab.

**EDUCATION SERVICES:** Vocational School.

**Government/Business Service Land Uses**

**GOVERNMENT SERVICES:** Utility Facility; Private Stormwater Management Facility.

**BUSINESS SERVICES:** Construction and Trade; Trucking and courier Service; Self-service Storage; Freight and Cargo Service; Automotive Parking; Research, Development and Testing; Commercial/Industrial Accessory Uses (Administrative offices, employee exercise & food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).

**Retail/Wholesale Land Uses**

Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.

**Manufacturing Land Uses**

Food and Kindred Products; Apparel and other Textile Products; Wood Products, Furniture and Fixtures; Printing and Publishing; Fabricated Metal Products; Industrial and Commercial Machinery; Computer and Office Equipment; Electronic and other Electric Equipment; Measuring and Controlling Instruments; Miscellaneous Light Manufacturing; Movie Production/Distribution.

**Resource Land Uses**

**AGRICULTURE:** Growing and Harvesting Crops; Raising Livestock and Small Animals, excluding feed lots and auctions.

**FORESTRY:** Growing and Harvesting Forest Products.

**FISH AND WILDLIFE MANAGEMENT:** Hatchery/Fish Preserve; Aquaculture.

**Regional Land Uses**

Public Agency Training Facility; Municipal Water Production; Transit Bus Base.

