

18.400 Zones

Draft Part 4 Zoning

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Chapter 18.400 Zones

Article I: Establishment of Zones

18.400.010 Intent and Purpose

i Intent adapted from 18.06.010, Purpose and intent of the zoning districts

- A. The purpose of establishing zoning districts is to protect the public health, safety, and general welfare by implementing the following goals and policies adopted in the Issaquah Comprehensive Plan:
- B. Achieve a Balanced Community by:
 - 1. Preserving and encouraging viable neighborhoods;
 - 2. Preserving the character of historic resources, including buildings and areas;
 - 3. Pursuing a balanced mix of land uses that provide for a full-service community;
 - 4. Encouraging development in areas where public services and urban services can be provided efficiently, and limit development where these services are not provided;
 - 5. Recognizing mixed uses are appropriate in certain areas; and
 - 6. Coordinating land use patterns with pedestrian and bicycle linkages;
- C. Promote Quality of Life and “a People Place” by:
 - 1. Preserving the hometown feeling of Issaquah;
 - 2. Maintaining the focus on local retail commercial development as opposed to the regional service area;
 - 3. Recognizing that effective transportation systems directly impact quality of life;
 - 4. Promoting pedestrian and non-motorized transportation facilities by requiring connected sidewalks, bike paths, and trails;
 - 5. Supporting a variety of recreational opportunities consistent with Issaquah’s natural setting, and encourage regional use of Issaquah’s trailheads and related recreation activities;
 - 6. Recognizing the individual and cumulative impacts of individual projects, and address impacts to the immediate area as well as to the community;
 - 7. Acknowledging the importance of cultural activities; and
 - 8. Ensuring that utility services are available and can support both and effective supply of public services.
- D. Require Environmental Excellence by:
 - 1. Establishing and implementing measures to preserve Issaquah’s unique natural beauty;
 - 2. Preventing degradation of the environment;
 - 3. Using Issaquah’s natural resources responsibly;

4. Requiring that environmental impacts are avoided when possible or properly mitigated when necessary, despite growth pressures;
5. Recognizing manmade constraints; and
6. Preserving environmentally critical areas.

18.400.020 Mapping and Designation

i New section adapted from 18.06.030 Interpretation of zoning boundaries.

- A. The intent of this section is to provide standards to interpreting and determining zoning boundaries.
- B. When zoning boundaries follow, or approximately follow, the following features, the actual zoning boundary will match that boundary, edge, or line of:
 1. City limits
 2. Lakes and stream centerlines. In the event of a natural change in the lake or stream’s centerline, the zoning boundaries will also change.
 3. Property, lot, or tract lines.
 4. Railroad center lines.
 5. Shoreline actual high water marks. In the event of a natural change in the high water mark of the shoreline, the zoning boundaries will also change.
 6. Streets and Alleys centerlines.
- C. Rights-of-Way.
 1. Zoning boundaries terminate at public rights-of-way, and no public right-of-way is considered zoned property. Right-of-way development and maintenance must be reviewed by the applicable City regulations, including, but not limited to, Clearing/Grading, Street Use Permit requirements, etc.
 2. When a right-of-way is vacated, that vacated right-of-way will acquire the classification of the adjacent property to which it reverts ownership.
- D. Any property within the City not within a zone designation under the official zoning map acquires the same zone designation as the adjacent property with the least intensive zoning designation.
- E. When zoning district boundaries are not shown as following a property, lot, tract line, or street, the actual zoning boundary lines are as drawn, based on the scale shown, on the official zoning map.

18.400.030 Establishment of Zones

- A. Establishment of zones. In order to regulate uses of land, buildings, and structures in conformance with the policies of the Comprehensive Plan, the City is divided into categories of zones:
 1. Residential Zones
 2. Mixed Zones
 3. Community and Resource Zones
- B. A listing of all zones is set forth in Table 18.400.030.

Table 18.400.030 List of Zones

Zone Name	Abbreviation
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RESIDENTIAL ZONES (Article II)	
Conservancy/Residential	C-Res
Single-Family –Estates	SF-E
Single-Family – Suburban	SF-S
Single-Family – Small Lot	SF-SL
Single-Family – Duplex	SF-D
Multifamily – Medium	MF-M
Multifamily – High	MF-H
Urban Village – Single-Family	UV-SF (UVSF-1 and UVSF-0)
Urban Village – Multi-Family	UV-MF
MIXED ZONES (Article III)	
Professional Office	PO
Cultural and Business District	CBD
Mixed-Use	MU
Mixed-Use - Central Issaquah	MU-CI
Mixed-Use – Residential	MUR
Intensive Commercial	IC
Intensive Commercial - Central Issaquah	IC-CI
Urban Core	UC
Village Residential	VR
Urban Village Commercial/Retail	UV-COM/RET
Urban Village Mixed-Use Residential	UV-MUR
Urban Village - Village Center	UV-VC
COMMUNITY and RESOURCE ZONES (Article IV)	
Tradition Plateau Natural Resource Conservation Area	TP-NRCA
Conservancy/Recreation	C-Rec
Mineral Resource	M
Community Facilities - Open Space	CF-OS
Community Facilities - Recreation	CF-R
Community Facilities - Facilities	CF-F
Community Facilities – Facilities Privately Owned	CF-FPO
Community Facilities – Recreation Privately Owned	CF-RPO
Community Facilities – Open Space Privately Owned	CF-OSPO

Article II. Residential Zones

18.400.050 Residential.

i Adapted from 18.06.100 Residential. Splits by single family and multifamily.

The intent of the following residential zones is to provide a variety of housing types, uses, and densities served by or near urban services. The appropriate density of the individual residential districts is based on the availability of urban services and the proximity to local streets and arterials. Open space may be combined with a variety of recreational opportunities and public services to serve the local and regional area. Continuous sidewalk/bike path connections throughout the residential areas encourage pedestrians and bicyclists and are a vital ingredient to residential areas.

18.400.060 Single-Family.

i This section mostly adapts existing code from 18.06.100, Residential.

A. Conservancy-Residential – C-Res (1 du/5 acres)

This zone intends to protect environmentally critical areas, including, but not limited to, wetlands, steep slopes, flood hazard, and recharge areas from impacts associated with more intensive development. These environmentally critical areas are valued as a community resource, both for conservation purposes and public enjoyment. Low density single-family residential use may be permitted as governed by IMC 18.402 Tables of Permitted Land Uses; provided, that the environmentally critical areas are protected. The following objectives apply to this zone:

1. Establish and preserve open space for conservation purposes and public enjoyment;
2. Minimize public, private, and environmental losses due to flooding by enforcing strict development standards in flood hazard areas; and
3. Provide opportunity for low-density single-family residential development in areas not served by all urban services.

B. Single-Family – Estates – SF-E (1.24 du/acre)

This zone intends to provide single-family neighborhoods and hobby farms in a setting of larger lots, while protecting environmentally critical areas, including, but not limited to, wetlands, steep slopes, flood hazard areas, and recharge areas. Permitted uses include detached single-family homes. Other uses are permitted as governed by IMC 18.402 Table of Permitted Land Uses. Recreational uses which serve the neighborhood are also permitted; provided, that traffic and other related impacts are not detrimental to the district. The following objectives apply to this zone:

1. Establish and preserve residential neighborhoods for detached and semi-detached single-family units free from other uses except those which are compatible with, and serve the residents of, this district;
2. Discourage through arterial traffic which does not serve the affected single-family neighborhoods;
3. Preserve the neighborhood character and scale, and provide for limited agricultural uses and hobby farms; and
4. Provide opportunity for low-density single-family development in areas not directly accessible to all urban services, yet served by public services.

C. Single-Family – Suburban – SF-S (4.5 du/acre)

This zone intends to provide single-family neighborhoods in an urban setting while buffering these neighborhoods from commercial services. Permitted uses include detached single-family homes. Recreational uses which serve the neighborhood are also permitted as governed by IMC 18.402 Table of Permitted Land Uses; provided, that traffic and other related impacts are not detrimental to the district. The following objectives apply to this zone:

1. Establish and preserve residential neighborhoods for detached single-family units free from other uses except those which are compatible with, and serve the residents of, this district;
2. Discourage through arterial traffic which does not serve the affected single-family neighborhoods; and
3. Provide opportunity for single-family residential development in areas served by public and urban services.

D. Single-Family – Small Lot – SF-SL (7.26 du/acre)

This zone intends to provide single-family neighborhoods which are near low-density multi-family neighborhoods and urban services. Appropriate areas for this zone include those neighborhoods which are currently medium-density single-family or would be suitable because of the compatibility to surrounding densities and proximity to urban services. Permitted uses include single-family homes, assisted living facilities, and senior housing. Recreational uses which serve the neighborhood and urban services are also permitted; provided, that traffic and other related impacts are not detrimental to the district. The following objectives apply to this zone:

1. Establish and preserve residential neighborhoods;
2. Encourage the reuse and remodeling, rather than demolition, of historic buildings to provide alternative housing opportunities; and
3. Provide opportunities for single-family residential development in areas served by public and urban services.

E. Single-Family – Duplex – SF-D (7.26 du/acre)

This zone intends to provide single-family dwelling units and senior housing in established single-family neighborhoods which are near urban services. Permitted uses include detached single-family homes and duplexes. Triplexes and fourplexes are permitted only in conjunction with senior housing or the cluster provision. Recreational uses which serve the neighborhood and urban services are also permitted; provided, that traffic and other related impacts are not detrimental to the district. The following objectives apply to this zone:

1. Preserve established residential neighborhoods for single-family units free from other uses except those which are compatible with, and serve the residents of, this district;
2. Encourage the reuse and remodeling, rather than demolition, of historic buildings to provide alternative housing opportunities;
3. Provide opportunities for single-family residential development in areas served by public and urban services; and
4. Provide opportunities for senior housing that is compatible with the existing, established neighborhood.

- i** Following combines zones for Issaquah Highlands and Talus. Differences to be addressed in Part 7, Overlays.
- i** Intent language for UV-SF adapted from 18.18B/C.240.A Single family and townhouse standards for Talus/Highlands

F. Urban Village – Single-Family

This zone intends to provide single-family dwelling units that retain the design and development standards in the respective Urban Village. The zone emphasizes residential streetscapes that prioritize people, pedestrians, and homes while reducing impacts of automobiles and garages. Permitted uses include attached townhouses and detached single-family homes. Objectives for these zones are site-specific and are covered through design and development standards for UV subareas, covered in Part 7, Neighborhood Overlays. While uses are regulated the same for UV-SF, the zones have two density designations:

1. Urban Village – Single Family, Zoning Cap 1 Dwelling Unit per Lot – UVSF-1. UVSF-1 allows for one dwelling unit per one lot.
2. Urban Village – Single Family, Zoning Cap 0 Dwelling Units per Lot – UVSF-0. UVSF-0 does not have development capacity for any units.

18.400.070 Multi-Family

i Consolidates Code from Central Standards 4.2A, 18.19B, and 18.19C

A. Multi-Family – Medium – MF-M (14.52 du/acre)

This zone intends to provide medium-density multi-family neighborhoods near a variety of urban services and commercial uses. Duplexes, multi-family units, and senior housing are permitted uses. Recreational uses, quasi-public services such as daycare, and small-scale offices are also permitted as governed by IMC 18.402 Table of Permitted Land Uses; provided, that traffic and other related impacts are not detrimental to the district. The following objectives apply to this zone:

1. Provide opportunities for a variety of multi-family dwellings in reasonably close proximity to commercial and retail services;
2. Require landscape buffers which separate the arterial roadway from dwelling units;
3. Locate housing in close proximity to a range of urban services, to facilitate transportation alternatives and encourage pedestrian access;
4. Encourage the reuse and remodeling, rather than demolition, of historic buildings; and
5. Require that traffic generated from high density multi-family use will not pass through single-family neighborhoods.

B. Multi-Family – High– MF-H (29 du/acre)

This zone intends to provide high-density multi-family neighborhoods near a variety of urban services and commercial uses. Duplexes and multifamily units are permitted uses. Senior housing, recreational uses, small-scale retail, and lower intensity urban services are permitted as governed by IMC 18.402 Table of Permitted Land Uses; provided, that traffic and other related impacts are not detrimental to the district. The following objectives apply to this district:

1. Provide opportunities for high density multi-family dwellings in direct proximity to commercial and retail services while preserving open space areas;
2. Require landscape buffers which separate neighboring land uses and arterial roadway from dwelling units;
3. Locate housing in close proximity to a range of urban services, to facilitate transportation alternatives and encourage pedestrian access;
4. Require that traffic generated from multi-family uses will not pass through single-family neighborhoods; and
5. Provide opportunities for limited scale retail, office, and service uses.

i Following combines zones for Issaquah Highlands and Talus. Nuances to be addressed in overlays

C. Urban Village – Multi-Family – UV-MF

This zone intends to provide multi-family neighborhoods near a variety of urban services and commercial uses. Apartments, condominiums, multiple townhouses on a parcel, duplexes, triplexes, and fourplexes are permitted uses. Objectives for these zones are site-specific since they have different neighborhood characteristics and are addressed in Urban Village subarea standards, covered in Part 7, Neighborhood Overlays.

Article III. Residential Zone Standards

18.400.080 Multifamily Standards

i Adapted from 18.07.440, Multifamily and duplex development standards.

A. The intent of multifamily development standards are to:

1. Ensure multifamily and duplex residential development is compatible with the scale and character of the neighborhood or community in which it is located;
2. Provide livable housing for residents of the City which includes amenities such as usable open space;
3. Encourage a sense of community within each cluster and within each overall development; and
4. Provided that impacts to public services and facilities are mitigated.
5. Encourage a diversity of unit types, including, but not limited to, senior housing, special needs, and the low-income rental market as defined by current Countywide Planning Policies for King County.
6. Ensure multifamily is a desirable component of mixed-use developments and must be encouraged.

18.400.090 Use Standards by Residential Zone

A. The intent of this section is to provide additional standards for residential zones based on the use activity intensity. These uses provide further details to those established in Table 18.402.020 Permitted Uses in Residential Zones.

i Following standard on motor vehicle repair or modification added from 18.07.220, Vehicular and engine repair.

- B. Motor vehicle repair or modification, and engine repair or overhauling is not permitted in residential districts unless this occurs within an enclosed structure. This section does not apply to occasional and unavoidable minor or emergency repairs to one's personal vehicle.
- C. A minimum site of eight acres is required for a stand-alone golf driving range in any residential district.

i Following standard on firewood adapted from 18.07.205, Storage of firewood.

- D. Outdoor storage of firewood must be neatly stacked. The firewood stack may not be more than six feet in height and must be kept in a side or rear yard that maintains minimum setback requirements.

18.400.100 Cluster Housing Standards

i Adapted from 18.07.410 and 18.07.420, Cluster Housing Standards with few revisions.

- A. Purpose and Intent: A cluster development may include, but is not limited to, zero lot line units, manufactured homes, duplex, triplex and fourplex units. The purpose and intent of the cluster housing standards is to:
1. Achieve lot size reduction to protect the natural environment and encourage economically viable subdivisions;
 2. Encourage a sense of community within each residential development while protecting the surrounding environment;
 3. Achieve the maximum allowable density, as established on Table 18.402.020, Permitted Uses in Residential Zones, on developable land while preserving critical areas and other pervious surfaces through lot size reduction;
 4. Provide more common usable and native forested open space within cluster developments that are not a part of a platted lot;
 5. Encourage affordable housing through the provision of smaller lots; and
 6. Provide a more efficient arrangement of structures for providing services and infrastructure.
- B. Allowable zone standards. See 18.500.130, Use Standards by Zone, for further restrictions by zone.
- C. A cluster development may be applied to all subdivisions in residential zones and must adhere to the district standards in which the parcel is located in. Approval for a cluster development must be granted only if all the following criteria are met:
1. Minimum Area: A minimum of two acres is required for a cluster development; however, there is no minimum lot size for individual units within the development.
 2. Consistency with Policies: The proposed development will be consistent with the general purpose, goals, objectives, and standards of the Comprehensive Plan, the City's subdivision regulations (Part 3, 18.300, Subdivisions), this Code, and all other pertinent rules or regulations, whether local, state or federal.
 3. Development Standards.
 - a. Setback and form standards per 18.404, Form and Intensity. Lot sizes may be reduced below the underlying zoning's minimum lot size, but no more than is necessary to accommodate the allowed density.
 - b. Critical Areas: When critical areas are present, such critical areas and their buffers must be used to calculate the pervious surface requirement. Environmentally constrained land may not be used for subdivision of individual lots and must be held in a critical area tract or other protection method.
 - c. Common Usable Open Space: The cluster development must have a minimum of 15% of the net site area as common usable open space.
 - d. Setbacks at exterior site boundaries, where the zoning is different than the abutting zoning, must be the greater of the setback required by the site's zoning or the setback required by the adjacent zoning. There are no minimum interior setbacks, except those established by other requirements, such as building code, easements, and critical areas.
 - e. Pervious and impervious surface requirements are equal to underlying zone for the gross site, prior to subdivision or other actions. There are no minimum requirements for pervious and impervious ratios on individual lots within the cluster development.

- f. Affordable Housing is provided.

i Deleted text from landscape plan requirements to reduce duplication.

- 4. Landscape Plan and requirements per IMC 18.610.130. Landscaping of all building setbacks and internal areas between buildings except for ingress and egress (driveways and sidewalks) must be as required for multifamily residential uses in IMC 18.612.080.
- 5. Implementation:
 - a. Unit Types: Developments proposed under the cluster provision may use the zero lot line provision, single family semidetached (common wall) units or other methods or combinations, provided all the approval criteria established for those housing types and cluster development approval criteria are met.
 - b. More Than One Zoning District: A development which includes more than one zoning district may use the cluster provision and may site the clustered units in one or all zoning districts within the development. Overall density of the cluster development may not be more than the combined total for all included district properties.
- 6. Zero Lot Line Standards: The following are additional approval criteria for zero lot line cluster development, if selected:
 - a. Maintenance and Drainage Easements for new lots: A perpetual easement at least five feet wide for maintenance, eaves overhang, and drainage must be provided on the lot adjacent to the zero-lot line property line which, with the exception of site walls and/or fences, must be kept clear of structures. This easement must be shown on the plat and incorporated into each deed transferring title of the property. The site wall must be maintained in its original color and treatment unless otherwise agreed to in writing by the two affected lot owners. Eaves, but no other part of any structure, may protrude across a side lot line, and such protrusion may not exceed 18 inches. Water runoff from the dwelling placed on the lot line is limited to the easement areas.
 - b. Platting Requirements: Exact location, dimension, and number or name of all rights of way, tracts, easements, driveways, parks or other public spaces, structures, lots, blocks, etc., shown IN REFERENCE to and in scales with the proposed subdivision..

i The Development Agreement process for Cluster Housing Standards in current code has been deleted. Approval processes will be contained in IMC 18.200 Permits and Procedures, and also referenced in the Use Table IMC 18.402 Permitted Uses

18.400.110 Duplex and Attached Single Family Townhouse Standards

i Adapted from 18.07.440, Multifamily and duplex development standards.

- A. Applicability: These standards apply to areas that do not have architectural standards, such as Central Issaquah, or active Architectural Review Committees, such as Issaquah Highlands and Talus.
- B. Intent. Duplexes and attached single family dwellings/townhouses located in established single family residential neighborhoods should be designed and built to be compatible with the existing character of the neighborhood. Compatibility of design includes, but is not limited to:
 - 1. Resembling the character, style, and modulation of a single family unit; and
 - 2. Resembling or being consistent with the time period in which the majority of the homes in the surrounding neighborhood were built; and

3. Having a height and scale that is consistent with the existing single family homes in the neighborhood.
- C. Duplex and Attached Single Family/Townhouse Standards:
1. A duplex or attached single family/townhouse dwelling may not have a firewall and/or parapet extension above the roofline.
 2. The maximum number of single-family dwellings/townhouses that may be attached in a single grouping varies by zoning district and is determined in IMC 18.402 Table of Permitted Uses.
 3. Private or Common Usable Outdoor Spaces must be provided in accordance with IMC 18.612.020.
 4. Screening:
 - a. Structures: Screening of structures from adjacent properties must be provided, such as landscaping, fences, berms, or other similar materials and/or designs.

18.400.120 Accessory Dwelling Unit (ADU) Standards

i Adapted from IMC 18.07.450 with minor edits.

- A. Intent: This section sets forth specific criteria for the creation of a secondary living unit that is either located within or detached from the primary residence in certain zones. Specifically, this provision is intended to:
1. Create affordable housing options to foster and support extended families; and
 2. Provide a source of income for households through rentals.
- B. Review Required: An application for an ADU requires a Level 0 review.
- C. Covenant: An ADU is subject to the applicant recording a property covenant with the King County Department of Records and Elections. A copy of the recorded information must be returned to the Permit Center within 10 days of recording. A final inspection for a new ADU will not be granted without a copy of the information recorded with the King County Department of Records and Elections. The recorded information must:
1. Identify the address of the property;
 2. State that the owner(s) resides in either the principal dwelling unit or the ADU;
 3. Include a statement that the owner(s) will notify any prospective purchasers of the limitations of this chapter; and
 4. Discontinue the use of the ADU if any of the requirements of this chapter are violated.
- D. Grandfathering of Existing Dwellings:
1. If an ADU was created without being part of a project for which a building permit was finalized, the City requires a building inspection in accordance with IMC 18.400.120(4)(b).
 2. A pre-existing ADU is subject to the applicant recording a property covenant with the King County Department of Records and Elections. A copy of the recorded information must be returned to the Permit Center within 10 days of recording. The recorded information must:
 - a. Identify the address of the property;
 - b. State that the owner(s) resides in either the principal dwelling unit or the ADU;
 - c. Include a statement that the owner(s) will notify any prospective purchasers of the limitations of this chapter; and
 - d. Discontinue use of the ADU if any of the requirements of this chapter are violated.

3. Reinstating an ADU: The owner of a building in which an ADU previously existed and was removed may reinstate an ADU provided the City Building Official determines through a building inspection that the ADU is sound, does not pose a hazard to people or property, and meets the requirements of this section and the building code. The ADU inspection fee is required.
 4. Utilities: The City must review utility connections (water, gas, and electric) to ensure adequate capacity. Accessory dwelling units may be served by one connection and one meter as long as fixture count and fire flow demands can be met.
- E. Elimination: Elimination of an approved ADU may be accomplished by the owner filing a letter of intent with the Development Services Department followed by an inspection to ensure the power source to the cooking unit has been removed. Elimination of the ADU is subject to the applicant removing the property covenant with the King County Department of Records and Elections. A copy of the recorded information must be returned to the Permit Center within ten days of recording. An inspection will not be granted without a copy of the information recorded with the King County Department of Records and Elections. Elimination of an ADU also may occur as a result of an enforcement action. The letter of intent must:
- a. Identify the address of the property;
 - b. State that the owner(s) resides in the principal dwelling unit;
 - c. Include a statement that the owner(s) will notify any future purchasers of said property the limitations of this chapter if the new owners wish to reinstate the ADU.
- F. Approval Criteria:
1. Number: Only one accessory dwelling unit will be permitted per lot.
 2. Occupancy: The principal dwelling must be owner occupied. Owner occupancy is defined, for the purposes of this section, as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by filing an affidavit with the King County Department of Records and Elections and who actually resides at the site more than six months out of any given calendar year.
 3. Size: The square footage of the ADU may not exceed 1,000 square feet, excluding any nonliving areas such as garage area, storage sheds, or decks. The Director may allow increased size if the creation of the attached ADU does not necessitate an exterior expansion of the principal residence, except for minimal alterations necessary for the ADU to be a functional separate residence.
 4. Design and Construction Standards:
 - a. Additions to an existing structure or newly constructed detached structure created for the purpose of developing an ADU must be designed to conform with all applicable development standards. One ADU door may be constructed on the front or street side of the residence; provided, that it is screened from the street or the visual impact is otherwise mitigated. A four-foot-wide walkway must be constructed from the address side of the right-of-way or driveway to the ADU primary entrance.
 - b. Existing legally nonconforming structures may be used for an ADU if the Building Official determines that the structure is sound, will not pose a hazard to people or property, and meets the requirements of this section and building code requirements. Portions of buildings that undergo a change of use are required to meet building codes for new construction in compliance with the current building code.
 5. Parking: Adequate parking must be provided on site for the single family detached dwelling, and for the ADU as specified in IMC 18.608 Parking. Tandem parking may be used to fulfill this requirement.
 6. Home Businesses and ADUs: The ADU and/or primary residence may contain one or more home business(s) as regulated by IMC 18.500.050.

18.400.130 Animal Related Standards in Residential Zones

i This section adapted from 18.07.150, Animals - Minimum standards

- A. The intent of this section is to ensure that animals are kept in a manner that does not impact adjacent property owners.
- B. Animals kept as household pets in a dwelling unit must comply with King County Code (K.C.C.) 21A.30.020 Animal Regulations - Small Animals.
- C. The raising, keeping, breeding or fee boarding of livestock are subject to the following King County Code sections:
 - 1. K.C.C. 21A.30.030 Animal Regulations - Livestock - Purpose
 - 2. K.C.C. 21A.30.040 Animal Regulations - Livestock - Densities
 - 3. K.C.C. 21A.30.045 Animal Regulations - Livestock management components of farm management plans
 - 4. K.C.C. 21A.30.060 Animal Regulations - Livestock - Management Standards
 - 5. K.C.C. 21A.30.062 Animal Regulations - Livestock -Building Requirements
 - 6. K.C.C. 21A.30.064 Animal Regulations - Livestock -Livestock Regulation Implementation Monitoring - agriculture commission livestock committee
 - 7. K.C.C. 21A.30.066 Animal Regulations - Livestock -Education and Enforcement
 - 8. K.C.C. 21A.30.067 Livestock Management -information
 - 9. K.C.C. 21A.30.068 Livestock Management -waste disposal
 - 10. K.C.C. 21A.30.075 Livestock Interdisciplinary Teams

i Following standards adapted from 18.07.170 Animals – Exotic animals.

- D. Prohibited Animals and Zoological Parks.

i Added pygmy goats and wallabies to nontraditional animals.

- 1. Possession of animals that may infect people with rabies is prohibited in the City in accordance with WAC 246-100-197.
- 2. Possession of wild animals is prohibited in the City in accordance with WAC 220-450-030.
- 3. Possession of animals that can cause damage to the natural environment is prohibited in the City, in accordance with WAC 220-650-200.
- 4. Possession of dangerous animals that pose a threat to people, livestock, or pets is prohibited in the City, in accordance with Chapter 16.30 RCW.
- 5. Zoological Park – Approval Criteria: Exotic animals within a permitted and licensed zoological park facility are permitted, as established in IMC 18.402, Tables of Permitted Land Uses, if all of the following approval criteria are met:
 - a. State/Federal Regulations: The zoological park must comply with all state and federal laws for the procurement of, and possession of, animal specimens as provided for by, but not limited to, the U.S. Department of Agriculture and the U.S. Fish and Wildlife Service;

- b. Fencing is installed per IMC 18.604.060.
- c. Size: The parcel is at least 2.5 acres in size but no greater than 7.5 acres.

i This section is adapted from 18.07.140, Animals - Maintenance of agricultural animals in residential district.

Article IV. Mixed Zones

18.400.140 Commercial.

A. The intent of these zones is to provide a variety of office, retail, and intensive commercial uses. Primary uses include commercial activities and services for the City's local service area. Consideration must be given to: transportation alternatives, linkages and impacts, proximity and impact to residential areas, and the availability of urban services. Emphasis should be on the improvement and enhancement of existing commercial/retail areas along Gilman Boulevard and Front Street, and the commercial/office area on NW Sammamish (SE 56th). As governed by IMC 18.402, Table of Permitted Land Uses, these zones provide usable open space and a variety of recreational opportunities to serve the local and regional service area.

B. Cultural and Business District – CBD

This zone intends to combine business, cultural, and civic activities into a cohesive downtown core which promotes pedestrian usage. Permitted uses are retail and office activities which enhance and encourage pedestrian access and encourage compatibility in historic design and scale as defined in Part 7, Neighborhood Overlays, Olde Town Design Standards for CBD and Adjacent MF-M and MF-H Zoning Districts. This district provides for multifamily uses, as governed by the Table of Permitted Land Uses in IMC 18.402, to promote proximity of jobs to housing. All multi-family development must be compatible with the permitted land uses adjacent to the site. The following objectives apply to this zone:

1. Establish and protect retail and office uses which are readily accessible to pedestrians;
2. Provide pedestrian-oriented storefronts and pedestrian parks using design standards;
3. Link commercial core to adjacent public facilities with pedestrian access;
4. Emphasize improvement and enhancement of the existing downtown within the Front Street area;
5. Provide for the reuse and remodeling, rather than demolition, of historic buildings, as a method of preserving the downtown's historic character;
6. Require development and redevelopment of commercial uses to be similar in scale and design to the existing development in the downtown area;
7. Provide for the establishment of multi-use, nonmotorized transportation corridors through design standards;
8. Provide usable open space and design amenities for Cultural and Business District employees and users;
9. Provide incentives to develop multi-family use as an accessory use to ground level retail commercial or office use;
10. Provide reduced or flexible parking requirements in the CBD to encourage new development and redevelopment; and
11. Preserve scenic views of Mt. Rainier or surrounding hillsides through development standards.

i Removed Retail Commercial zone since it is no longer zoned

C. Professional Office – PO

This zone intends to establish and preserve areas for professional service-related offices. Permitted uses include professional and personal services such as medical outpatient, financial, and government offices. Multi-family residential is permitted in this district to promote proximity of jobs to housing and to provide the opportunity for mixed use development. Pedestrian linkage of nonoffice uses to office sites is encouraged to decrease traffic impacts to the district. The following objectives apply to this zone:

1. Permit retail commercial activity;
2. Locate professional service-related offices in areas presently receiving a full range of urban services;
3. Provide opportunities for multi-family housing;
4. Provide usable open space and design amenities for district employees and users; and
5. Provide incentives to develop multi-family use as an accessory use to ground level office or commercial use.

i Following on IC combines language from Central Standards Table 4.2A, Intent of Zoning Districts.

D. Intensive Commercial – IC and IC-CI

These zones intend to enhance the eastern gateway into Issaquah while providing areas for office and light industrial and community services. Incubator spaces for innovative uses and fostering startups and other small businesses should also be provided. The primary purpose of these districts is to provide areas for intensive commercial services which may have negative impacts. The following objectives apply to these zones:

1. Establish and preserve areas for intensive commercial uses;
2. Direct associated vehicle traffic onto designated arterial routes and not onto streets and roadways that pass through residential districts and the Cultural and Business District; and
3. Minimize the conflict between uses in the Intensive Commercial District and surrounding uses.
4. For uses in the IC and IC-CI must comply with IMC Critical Area Recharge Areas 18.802.380 Regulated activities.

i Following zone added from Issaquah Highlands.

E. Urban Village Commercial – UV-COM/RET

This zone intends to provide commercial and retail opportunities that serve and support the community's live, work, play vision. Permitted uses include bakeries, medical/dental offices, community centers, and retail opportunities. Objectives for these zones are site-specific since they have different neighborhood characteristics and are addressed in Urban Village subarea standards, covered in Part 7, Neighborhood Overlays.

18.400.150 Mixed Use

i This section consolidates language from Central Standards 4.2A Intent of Zoning Districts and 18.06.110 Commercial.

A. Mixed-Use – MU and MU-CI

These zones intend to create medium density, low intensity retail use areas. Permitted uses include professional offices, personal services, restaurants, and general retail services. Multi-family residential is permitted in this district to promote proximity of jobs to housing and to provide the opportunity for mixed-use development. The following objectives apply to this zone:

1. Establish and preserve areas for retail development to meet the shopping and service needs of the City's local service area, as well as provide areas for retail uses and services that are a destination for the regional service area;
2. Provide for the clustering of retail, financial, professional office, service businesses and entertainment activities to serve the City's service area and extend to the regional service area;
3. Emphasize improvement and enhancement of existing retail centers;
4. Require that development and redevelopment of retail commercial uses be of compatible scale and design as defined by the Design Checklist;
5. Provide usable open space and design amenities for employees and users of the district; and
6. Provide opportunities for multi-family housing.

i Following two zones from Central Standards 4.2A, Intent of Zoning Districts

B. Urban Core – UC

This zone intends to provide a dense, vibrant, pedestrian-friendly urban environment. The following objectives apply to this zone:

1. Uses are mixed residential, commercial and office with first floors that provide active pedestrian interests.

C. Village Residential – VR

This zone intends to establish areas for moderate density residential uses and compatible commercial uses. The following objectives apply to this zone:

1. Provides a dense, vibrant, pedestrian-friendly urban environment.

i Intent consolidated for Central Standards 4.2A for MUR and 18.06.100, Mixed Use Residential.

D. Mixed Use Residential – MUR

This zone intends to provide a residential zone that also permits compatible nonresidential uses. The following objectives apply to this zone:

1. Provide a transition area where residential and limited scale commercial, office, and retail uses with limited impacts can coexist;
2. Achieve compatibility of uses through design development standards;
3. Provide opportunities for a range of housing, including senior housing, that is compatible with the existing, established neighborhood;

4. Locate housing in close proximity to a range of urban services, to facilitate transportation alternatives and encourage pedestrian access;
5. Encourage the reuse and remodeling, rather than demolition, of existing buildings; and
6. Allow a variety of residential dwellings in direct proximity to office, retail, and service uses for resident convenience and employment opportunity.

i Following combines UV-MUR across Highlands and Talus. Nuances to be addressed with overlays.

E. Urban Village Mixed Use Residential – UV-MUR

Like MUR, this zone intends to provide a residential zone that also permits compatible nonresidential uses. Additional design objectives for these zones are site-specific since they have different neighborhood characteristics and are addressed in Urban Village subarea standards, covered in Part 7, Neighborhood Overlays.

Article V. Mixed Zones Standards

18.400.160 Vacant or Uninhabited Commercial Property

i This section was adapted from 18.07.245 Vacant or uninhabited commercial property.

- A. Purpose and Intent: The purpose of this section is to establish standards for vacant or uninhabited commercial properties. These standards are intended to reduce visual blight, aid in emergency access and fire safety, guard against the creation of rodent and pest harborage, and reduce the impact on the natural environment from noxious weeds.
- B. Parking and/or Storage of Vehicles: The parking and/or storage of motor vehicles, trailers, carts, or other vehicles on vacant or uninhabited commercial property is prohibited.
- C. Maintenance and Security of Structures: Vacant or uninhabited structures must be secured by use of appropriate locks, physical barriers such as plywood sheeting, or other methods to ensure that the structure(s) are secure and accessible only to the property owner and/or their agent. Plywood or other physical barriers must be painted to match the primary color of the structure. Structures must be maintained in a condition such that they are not a fire hazard, in danger of structural failure, or in violation of codes as adopted under IMC Title [16](#), Buildings and Construction, or any other applicable section of the IMC.
- D. Maintenance of Land:
 1. Vacant or uninhabited commercial properties must be maintained to remove litter, garbage and yard waste, and control noxious/destructive plants.
 2. Weeds, grass, and other plants may not exceed 24 inches in height above grade, unless such plant is part of an approved landscape plan per IMC 18.610 Landscaping or is for tree preservation per IMC 18.812.
- E. Fencing: Vacant properties may have a fence in accordance with IMC 18.604.060 Fences and Walls. Fencing must be properly installed and maintained in good condition. Fences must be located interior of any perimeter landscaping.

Article VI. Community and Resource Zones

18.400.170 Tradition Plateau Natural Resource Conservation Area – TP-NRCA.

i Adapted from 18.06.070, TP-NRCA

- A. The intent of this zone is to protect and preserve ecosystems and habitats. This zone also intends to encourage implementation of an environmental education program and low impact public uses including, but not limited to, certain recreation uses, while recognizing the utility station and corridors. The following objectives apply to this zone:
1. Provide and preserve local, community and regional open space and environmentally critical areas, parks and the City's trailheads, and related recreation areas;
 2. Maintain, enhance, and restore ecological systems, water quality, and aquifer recharge areas;
 3. Maintain or provide habitat for threatened, endangered, and sensitive species;
 4. Maintain scenic landscapes;
 5. Protect cultural and historic resources;
 6. Enhance opportunities for outdoor environmental education and low impact public use; and
 7. Ensure utility corridors and electric utility facility development that is consistent with the Utilities Element of the City's Comprehensive Plan.

18.400.180 Conservancy/Recreation – C-Rec.

i This section adapted from 18.06.080 C-Rec.

- A. The intent of this zone is to protect environmentally critical areas, including, wetlands, geological hazardous areas, fish and wildlife habitat, and recharge areas, from adverse development impacts. These environmentally critical areas are valued as a community resource, both for conservation purposes and public enjoyment. Open space may be combined with a variety of recreational opportunities to serve the City of Issaquah and the region if the critical areas are protected, and buffers are established per IMC 18.802. The following objectives apply to this zone:
1. Support a wide range of recreational opportunities that minimize land disturbance and are consistent with Issaquah's natural setting;
 2. Provide pedestrian and bike path linkages between community amenities, designated open space and the City center;
 3. Minimize public, private, and environmental losses due to flooding by enforcing strict development standards in flood hazard areas; and
 4. Provide and preserve local, community and regional open space and environmentally critical areas, parks and the City's trailheads and related recreation areas.

18.400.190 Mineral Resource – M.

i This section adapted from 18.06.125 M Resource. Text related to development standards removed to be included in the development standards chapter.

- A. The intent of this zone is to allow continued extraction and processing of mineral and soil resources in an environmentally responsible manner by:
 - 1. Reserving known deposits of minerals and materials as protection against premature, non-extractive development uses; and
 - 2. Providing appropriate location and development standards for extraction and on-site processing to mitigate adverse impacts on the natural environment and on nearby properties.
- B. Identification and classification of all resource lands is defined by RCW 36.70A.060 and Chapter 365-195 WAC, Minimum Guidelines to Classify Agriculture, Forest, Mineral Lands and Critical Areas, or as amended. Use of this zone is appropriate for known deposits of minerals and materials on sites that are of sufficient size to mitigate the impacts of operation and that are served or capable of being served at the time of development by adequate roads and other public services, and for sites containing mineral extracting and processing operations that were established in compliance with land use regulations in effect at the time the use was established.
- C. Uses in the Mineral Resource zone must comply with IMC Critical Area Recharge Areas 18.802.380 Regulated activities.

18.400.200 Community Facilities – CF.

i This section adapted from 18.06.090 Community Facilities

- A. The intent of this zone is to provide public benefits on publicly owned property or privately owned that serves a similar function when owned by a homeowner's association. These lands are a limited resource and careful consideration should be given as to the best use of these lands for the benefit of the community. Health, safety, public amenity, economic vitality, and environmental protection concerns should be balanced in determining use. Multiple public uses are encouraged.
- B. To maximize public benefits, this zone specifies uses appropriate for specific properties by creating three designations: Facilities Open Space (CF-OS), Recreation (CF-R) and Facilities (CF-F) zones. The Community Facilities District will separate public land (City, county, school district, special district, state, and federal) that is being utilized or planned for public benefit uses into separate zoning categories. The following objectives apply to this zone:
 - 1. Establish general standards regarding aesthetics, height, and other development standards for community facilities which ensure compatibility of design, construction, and scale, and minimize the impact of these facilities on surrounding uses.
 - 2. Establish general standards to ensure that the public is provided with safe and functional community facilities.
 - 3. Provide for community facility improvements and additions necessary to meet local and regional needs and implement Issaquah's Comprehensive Plan.
- C. Compliant Uses for Publicly Owned Community Facilities Zones designations:
 - a. CF – Open Space (CF-OS) is for undeveloped public lands, such as unimproved parks, critical areas, buffers, and open spaces. Minor and major utilities may be located in the CF-OS zone only if no

reasonable alternative exists (see 18.506 on Use Standards for CF – Open Space). In general, the CF-OS zone is intended for low impact, low intensity uses such as permanent open space, passive hiking trails, and passive interpretative trails.

- b. CF – Recreation (CF-R) is for community facilities that are outdoor recreation oriented, such as improved parks, ball fields, and accessory uses. The intent of the CF-R zone is to provide a land use designation for community recreational developments such as ballparks, community parks, interpretative trails, accessory concession stands, and “tot lot” parks.
- c. CF – Facilities (CF-F) is for services and recreation-oriented development that serves the larger community and includes uses that generate high levels of traffic. The intent of the CF-F zone is to provide a land use designation for community facilities that do not qualify for CF-OS or CF-R land use designations, such as indoor recreation-oriented development, utilities, government facilities, libraries, daycare, conference centers, schools, park and rides, banquet reception halls, museums, or public/private projects.

D. Compliant Uses for Privately Owned Community Facilities zones in Talus and Issaquah Highlands:

- a. CF - Open Space (CF-OSPO) is for undeveloped HOA-owned lands.
- b. CF - Recreation (CF-RPO) is for HOA-owned lands with services and/or recreation-oriented development that serves the surrounding neighborhoods.
- c. CF - Facilities (CF-FPO) is for HOA-owned lands in Talus with services and/or recreation-oriented community facilities that serve the community, such as community facilities for recreation, community gathering or events, HOA services.

Article VI. Community and Resource Zone Standards

18.400.210 Mineral Resource Zone ("M") Development Standards

i This section was adapted from 18.07.525, Mineral Resource Zone. No substantive changes were made to this code. Structural setbacks for the M Zone are addressed in the Form and Intensity Chapter, proposed IMC 18.404.110 - Resource Zone Form and Intensity Standards. Additional procedural and permitting requirements may apply under the forthcoming section on Procedures, 18.200.

- A. Purpose: The purpose of this section is to establish standards which minimize the impacts of extractive operations upon surrounding properties by:
 - 1. Ensuring adequate review of operating aspects of extractive sites;
 - 2. Requiring project phasing on large sites to minimize environmental impacts;
 - 3. Requiring minimum site areas large enough to provide setbacks and mitigations necessary to protect environmental quality; and
 - 4. Requiring periodic review of extractive and processing operations to ensure compliance with the most current operating standards.
- B. Grading Permits are required per IMC 18.200, Permits and Procedures.
- C. Nonconforming Extractive Operations: To the extent determined feasible by the City, nonconforming extractive operations must be brought into conformance with the operating standards.
- D. Periodic Review: Periodic reviews must be limited to only a notice and comment period, any administrative decisions must be final, and decisions may only be appealed to the King County Superior Court by petition under the Land Use Petition Act, Chapter 36.70C RCW.

- E. Site Design Standards: Except as provided for nonconforming extractive operations in subsection C of this section, all extractive and processing operations must comply with the following standards:
1. The minimum site area of an extractive operation must be 10 acres;
 2. Extractive operations on sites larger than 20 acres must occur in phases to minimize environmental impacts. The size of each phase must be determined during the review process;
 3. Fences must be:
 - a. Provided in a manner which discourages access to safety hazards which may arise on areas of the site where:
 - (1) Active extracting, processing, stockpiling and loading of materials is occurring;
 - (2) Any unstable slope or any slope exceeding a grade of 40% is present; or
 - (3) Any settling pond or other stormwater facility is present;
 - b. At least six feet in height above the grade measured at a point five feet from the outside of the fence;
 - c. Installed with lockable gates at all openings or entrances;
 - d. No more than four inches from the ground to fence bottom; and
 - e. Maintained in good repair;
 4. Warning and trespass signs advising of the extractive operation must be placed on the perimeter of the site adjacent to Residential zones at intervals no greater than two hundred (200) feet along the site where the items noted in subsections (E)(3)(a) of this section are present;
 5. No clearing, grading or excavation, excluding that necessary for roadway or storm drainage facility construction, is permitted within 20 feet of any property line except along any portion of the perimeter adjacent to another extractive operation; provided, that such activities may be allowed pursuant to an approved reclamation plan;
 6. Landscaping as required pursuant to applicable IMC provisions must be provided along any portion of the site perimeter where disturbances such as site clearing and grading, or mineral extraction or processing is performed, except where adjacent to another extractive operation; and
 7. Lighting must:
 - a. Be limited to that required for security, lighting of structures and equipment, and vehicle operations;
 - b. Not direct glare onto surrounding properties; and
 - c. Comply with IMC 18.07.107, Outdoor lighting.
- F. Operating Standards: All operating standards must be consistent with IMC provisions and meet the following standards:
1. Noise levels produced by an extractive operation may not exceed levels specified by ordinance;
 2. Dust and smoke produced by extractive operations may not substantially increase the existing levels of suspended particulates at the perimeter of the site and must be controlled by watering of the site and equipment or other methods specified by the city;
 3. The operator must provide measures to prevent transport of rocks, dirt and mud from trucks onto public roadways;

4. Traffic control measures such as flagging or warning signs as determined by the city must be provided by the operator during all hours of operation; and
 5. The landowner or operator must be responsible for cleaning of debris or repairing of damage to roadways caused by the operation.
- G. Reclamation: Pursuant to the Surface Mining Reclamation Act, Chapter 78.44 RCW, a landowner or operator must consult with the Department of Natural Resources to plan for segmented surface mining in accordance with statutory provisions. A reclamation plan must also be approved pursuant to the requirements of RCW 78.44.090 prior to the effective date of a rezone approval to Mineral Resource (“M”) zoning.
- H. Erosion Controls: Activities performed in conjunction with mineral extraction or processing are subject to state and federal statutes regulating surface groundwater, erosion, and sedimentation. Such activities will be subject to the oversight of the Washington State Department of Ecology exercising its authority pursuant to the Federal and State Clean Water Acts and the National Pollution Discharge Elimination System (NPDES) General Permit for Sand and Gravel Operations.
- I. Financial Guarantees: Financial guarantees may be adopted as necessary to ensure compliance with conditions associated with clearing and grading permits for M Zone activities. Financial guarantees may include assignments of funds, cash deposit, and surety bonds, and/or other forms of financial security acceptable to the Planning Director.
1. Financial guarantees must be sufficient to cover the cost of conformance with conditions of the permit, including corrective work necessary to provide drainage consistent with approved plans and conditions, to remove geologic hazards, and to protect water quality and the public health, safety, and welfare. The financial guarantee may be reduced proportionately for phased projects as work is completed and subsequent reclamation and/or restoration on each phase is completed. The request for reduction must be in writing.
 2. Financial guarantees may be waived on:
 - a. Projects of less than 1,000 cubic yards;
 - b. Reclamation projects with financial guarantees posted with the State of Washington Department of Natural Resources or with the federal office of surface mining.
 3. A cash guarantee must accompany the operating permit and may be used after proper notice at the discretion of the Director to correct deficiencies affecting public health, safety, and welfare, including effects on water quality. The amount of the cash guarantee must be determined by the Director, and must be maintained at the full value established by the Director at all times during the life of the permit.
- J. Property Adjacent to Natural Resource Lands: Pursuant to RCW 36.70A.060, all plats, short plats, development permits, and building permits issued for development activities on, or within five hundred feet of, lands designated as agricultural lands, forestlands, or mineral resource lands, must contain a notice that the subject property is within or near designated agricultural lands, forestlands, or mineral resource lands on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. The notice for mineral resource lands shall also inform that an application might be made for mining-related activities, including mining, extraction, washing, crushing, stockpiling, blasting, transporting, and recycling of minerals.

18.400.220 Community Facilities Standards

i This section was adapted from 18.07.480, Community facilities standards

- A. Approval Criteria – Public Utility Facilities:

1. Architectural Form and Character: A public building that houses all or a majority of a public utility facility must use the architectural standards of the area or subarea within which it is located.
 - a. Exceptions – Significant Elements: Compatibility of architectural form is not applicable to a utility facility where significant elements of the facility are not housed in a building; however, screening is required to ensure compatibility with adjacent uses.
 - b. Exceptions – Isolated Elements: Compatibility of architectural form is not applicable for isolated minor elements such as pad-mounted transformers, telephone pedestals and metering stations; however, screening is required as established in this section, to ensure compatibility with adjacent uses.
2. Development Standards: All minor utility facilities and those major utility facilities that are not intended for occupancy must conform to development standards including setback, height standards, and impervious surface of the most restrictive contiguous zoning district as established in IMC 18.404, Form and Intensity.
3. Height: Public utility structures such as communication towers and water storage tanks must be designed so as to be the lowest height possible to adequately serve the needs of the utility and must comply with IMC 18.512, Wireless Communication Facilities (WCF).
4. Undergrounding: Public utility facilities such as communication facilities must be installed in accordance with IMC 18.512 Wireless Communications. Public utility facilities such as distribution lines should also be installed underground in accordance with the terms and conditions established by the Washington Utilities and Transportation Commission.
5. Comprehensive Plan Compliance: The proposed public utility facility must be consistent with:
 - a. The need to serve the land use patterns and densities contemplated in the land use element of the Comprehensive Plan and, if applicable, the King County Comprehensive Plan;
 - b. The public service obligations of the servicing utility and its ability to provide service throughout its system; and
 - c. The utilities and public services element of the Comprehensive Plan, including the goals and policies adopted therein and utility element map(s) showing the general location and capacity of all existing and proposed utility facilities.
6. Noise: No machinery or equipment may cause noise beyond established state standards, as measured at the property line, electrical interference, or similar disturbances.
7. Residential Areas:
 - a. Impacts: Public utility facilities must, whenever possible, be located and designed to minimize adverse impacts on adjacent residential properties;
 - b. Storage: In residential zones, outdoor storage of public utility related vehicles or any outdoor storage of public utility related materials outside the public utility buildings or structures must be screened from adjacent properties in accordance with IMC 18.610.070.
8. Screening: The public utility facility must be screened to ensure compatibility with adjacent uses. Public utility facilities such as transformers, regulator stations, substations, and other such mechanical structures must be screened with landscaping and/or other such material in accordance with IMC 18.610.070.
9. Major or minor utilities that will be sited within the Community Facilities Open Space (CF-OS) zone must meet the following criteria for an alternative analysis report;

- a. Economic Analysis: Costs associated with the use of each alternative site must be established, including appraised value, acquisition costs, neighborhood impacts, and the intrinsic value of the open space to the neighborhood, City, and natural resources of the area.
- b. Natural Resource Analysis/Assessment: The analysis must be conducted for site alternatives located within the CF-OS zone and must include an analysis of the site's geologic, biological, scenic, and visual, cultural/archaeological, water quantity and quality, and recreational resource values. The analysis must:
 - (1) Address and demonstrate how the project proposal will affect the aforementioned natural resources individually or cumulatively;
 - (2) Evaluate potential impacts to habitat types of sufficient size necessary to support any species present;
 - (3) Demonstrate how habitat corridors with adequate cover and width to allow for unrestricted movement of animals between areas of intact habitat must be maintained; and
 - (4) Evaluate the impacts of locating land uses adjacent to habitat types and corridors that require minimal disruption of the needs of species present in the habitat type through direct or indirect means.
- c. Mitigation Measures: The alternative analysis report must suggest mitigation measures as reviewed at the project review meeting, to offset the negative impacts associated with the project development. These mitigation measures must be addressed in the normal project/permit review process.

i Notification of Cemetery and Park Boards has been removed because the threshold was vague and City property managed by the Parks Department would result in the Park Board involvement. Threshold: a site zoned Community Facilities has the potential for multiple uses to be located upon the site.

- B. Approval Criteria, Nonutility Community Facilities Including Public Buildings: Development, including retail/commercial uses, is permitted in community facilities only if permitted in the Tables of Permitted Land Uses (IMC 18.402) and when all of the following criteria are met. Accessory retail/commercial uses are permitted as allowed in the accessory use criteria in the Land Use Code.
 - 1. Architectural Form and Character: Community facility public buildings must meet all applicable design requirements of the subarea in which they are located and:
 - a. Be efficiently sited to use the smallest possible footprint;
 - b. Regardless of whether the building is in Central Issaquah or not, the building must comply with Central Issaquah Development and Design Standards, Chapter 11.2(G), Views of Vistas; and

Article VII. General Zone Use Standards

18.400.230 Home Business Standards in Residential and Commercial Zones

i Section adapted from 18.07.310, Home occupation standards. Renamed the section Home Business to capture the intent of the section, and since "Home occupation" may not be immediately understood--it may be confused with people occupying/living in a home.

- A. Intent. Business operating within a dwelling may be permitted in residential and commercial zones if the home business is consistent with the existing character of the surrounding neighborhood. The intent of this section to:
1. Maintain and preserve the character of residential neighborhoods;
 2. Ensure the compatibility of home businesses with other uses permitted in the residential districts;
 3. Promote the efficient use of public services and facilities while ensuring that commercial users do not reduce the City's public services and facilities level of service to intended residential users;
 4. Encourage flexibility in the workplace and creativity in careers by permitting home businesses; and
 5. Regulate home businesses because of the potential impact to the surrounding neighborhood.

i The following applicability statement is new and draft text. Its intent is to exempt remote workers and those working from home from the standards in this section.

- B. The standards of this section apply to businesses which are operated in the dwelling unit of the business owner. For example, a self-employed accountant who receives clients from their home, or a family daycare center operated by the homeowner.

i Approval criteria takes existing standards, groups them and simplifies them. 2.c and 2.d have been revised to add specific ways to measure impacts from home businesses. We have deleted some very specific rules applicable only to certain uses, and instead have broader approval criteria aimed at addressing impacts of any use (for example, we deleted a prohibition on automated or production line equipment, because we have more specific standards on noise, vibration, odors, etc.).

- C. Approval Criteria: A home business is allowed as an accessory to a permitted residential use when the following criteria are met.
1. The home business must obtain a Business License per IMC 5.02.
 2. The home business must not compromise or violate any underlying development standards of the residence where it is located.
 3. Maintain Residential Character. The home business may not change the existing character of the residence or surrounding community. In order to maintain the existing character, the home business must meet the following criteria:
 - a. The home business must be conducted inside the dwelling or legal detached building accessory to the dwelling. The business must be conducted primarily by one or more residing household members.

i Added examples of external alterations that change neighborhood character. Based criteria and examples on Redmond and Bellevue Codes

- b. External alterations to the building which change the character from a residential dwelling are prohibited. Alterations that change the residential character include, but are not limited to:
 - (1) The creation of separate entrances for the purpose of the business operation;
 - (2) Parking expansion;
 - (3) Adding exterior storage;
 - (4) Exterior alterations or designs that indicate operation of a business,
 - (5) Color, materials, and lighting must conform to those allowed for the primary residential use;
- c. Any sign must meet the standards at IMC 18.616, Signs;

i To provide clarity, added (d.) "that can be detected at the property line." This is a typical way of measuring impacts to neighbors.

- d. The home business may not emit vibration, dust, glare, heat, smoke, or odors that can be detected at the property line, multifamily residence door or hallway, or shared wall;
- e. The home business must comply with regulations at IMC 9.22, Noise;
- f. The home business, by itself, may not generate more than 20 vehicular trips per day, except for Family Day Care Centers, see IMC 18.500.050.B.5.b. A trip is considered either the arrival or the departure of a vehicle from the household. For example, one vehicle making a delivery and then leaving immediately would be considered two trips. If the home business generates more than 20 trips per day, on-site parking is required.

i Following criterion added from Talus/Highlands (18.19B/C) standards for home occupations.

- g. Except for uses with existing off-street parking, the home business may not require additional off-street parking development or construction to operate;
- h. No outside storage or display of any kind related to the home business is allowed. Play equipment for day care operations is not considered outdoor storage or display;

i Adapted language on trash from "must meet residential requirements" to the following. The new language aims to better meet the intent of the existing code by ensuring that trash and recycling do not exceed

- i. The business's trash and recycling needs may not exceed the capacity of the residential containers available for the residence;

i This section has been revised to add a specific requirement about demonstrating water and sewer use.

- j. Water or Sewer use for the home business must not exceed levels typical of residential use. The Applicant may be required to provide an analysis of likely water or sewer use as compared with average water and sewer use in the surrounding community.

- i** Removed the standard allowing accessory buildings being used for home business because working out of an ADU changes the building classification to commercial.
- i** The following criteria is new to better encapsulate needing additional approval for certain home business uses.

4. Any home business that requires in-person client or public visits to the home or that generate noise in accordance with IMC 18.XX.XXX, are subject to additional approval per IMC 18.200, Procedures. Examples of such uses include, but are not limited to, bed and breakfasts, chiropractors, kennels, home woodshops, and music teachers.
5. Prevent Hazards and Environmental Impacts. The home business cannot result in hazards or environmental impacts to the surrounding community. Impacts must be prevented by the following measures:

- i** Standard for electric or mechanical equipment revised based on City of Bellevue requirement to be more specific. Previous criterion was not measurable or specific.

- a. The home business cannot use electrical or mechanical equipment that causes residential hazards. Specifically, the home business is prohibited if it would use equipment that:
 - (1) Changes the fire rating of the structure;
 - (2) Creates visible or audible interference in radio or television receivers; or
 - (3) Causes fluctuations in line voltage outside the dwelling.

- i** The following approach adapts 18.07, Home Occupation, standards. Talus provides a different standard on one customer trip at a time. See following issue highlight.

- i** Adult family home maximum added from use table footnote, also provisions incorporated here from 18.07.310 Home Occupations.

6. Family Day Care Center or Adult Family Home:
 - a. This use is not limited to 500 square feet within the home as stated in IMC 18.500.050.B.3; however, it must follow any size limitation designated by the State Department of Social and Health Services (DSHS).
 - b. A Family Day Care Center is allowed to have as many vehicle trips per day as required for the number of allowed children per the State Department of Social and Health Services (DSHS) requirements.
 - c. The operator must obtain all applicable licenses, registrations and permits from the State Department of Social and Health Services (DSHS).
 - d. An adult family home must have no more than six residents.
7. At a Kennel or Animal Breeding Facility, only indoor boarding is allowed.
8. Additional Conditions: In granting approval for a home business, the City may attach additional conditions to ensure the home business meets the intent of this section. For example, the city may require additional sound proofing or screening measures to reduce home business impacts to neighborhoods. Any home business authorized under the provisions of this Code must be open to inspection and review at all reasonable times by an authorized City official for purposes of verifying compliance with the approval criteria and other Code provisions.

D. Home businesses Not Permitted: The following uses, by the nature of their operation or investment, have a pronounced tendency, once started, to increase beyond the limits permitted for home businesses; are otherwise incompatible with residential areas; and impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses listed below may not be permitted as home businesses:

i Added sale of vehicles and boats based on staff comments to prohibited use.

1. Repair, building, servicing, and sale of on-site vehicles or boats;
 2. Antique shop or gift shop;
 3. Veterinary clinic or hospital;
 4. Painting of vehicles, trailers or boats;
 5. Large appliance repair including stoves, refrigerators, washers, and dryers;
 6. Machine and sheet metal shops;
 7. Martial arts school; dance or exercise studio;
 8. Small engine repair;
 9. Recreational marijuana facilities;
 10. Marijuana cooperatives;
 11. Uses which may include hazardous chemicals or other items which may potentially be hazardous to the surrounding area.
- E. Denial of Application for a Home business: An application for a home business may be denied if the Director finds that the application fails to comply with the provisions of this section. The Director must state the specific reasons for denial of a home business and must cite the specific provisions of this Code on which the denial is based. The Director's decision is final unless appealed, pursuant to this chapter.
- F. Annual Review: An annual review of a home business may be an approval condition. This review by the Director must include an assessment to ensure the home business complies with the original approval criteria. If the review indicates that the home business is not being conducted according to the approval criteria, or the use has become detrimental to the residential neighborhood, the approval of the home business must be revoked, and enforcement action taken or must have conditional approval after the situation has been addressed and corrected.
- G. Elimination of Home business: If a home business is not being conducted according to the approval criteria, or the use has become detrimental to the residential neighborhood, the home business may not be permitted to continue unless the situation has been addressed and corrected, following notification.
- H. Exceptions: The following activities which do not exceed three consecutive days or do not operate for more than nine days in any one calendar year are exempt from the requirements of this section:
1. Estate, garage or yard sales: To qualify for this exemption, all sales must involve only the sale of household goods;
 2. Temporary home boutiques or bazaars for handcrafted items;
 3. Parties for the display of domestic products;
 4. Other similar short-term uses or sales.

i Removed the Table of Permitted Home Businesses--the approach does not take into consideration all potential uses in the future. Objective criteria to replace the regulation approach.

18.400.250 Essential Public Facilities

i This section adapted from 18.07.105 Essential public facilities.

- A. The purpose and intent of this section to provide a process for identifying and siting various types of essential public facilities as defined in IMC 18.102, Definitions, and as required by RCW [36.70A.200](#).
- B. Exemptions: Maintenance, repair, or replacement of elements of an existing essential public facility are exempt from the supplemental development standards established herein and from the review procedures established in IMC 18.200, Permits and Procedures. However, these proposals are subject to other land use development regulations within the City's adopted regulations, such as the Shoreline Master Program and critical areas regulations.
- C. General Approval Criteria: Essential public facilities must be approved when the following approval criteria are met:
 - 1. Architectural Form and Character: A building which houses all or most of an essential public facility must conform to existing design.
 - 2. Residential Areas: Essential public facilities must, whenever possible, be located and designed to minimize adverse impacts on nearby residential areas.
- D. Approval Criteria – State/Regional Transportation Facilities: In addition to the approval in this section, state and regional transportation facilities are subject to those regulations established in RCW Title [47](#).
- E. Approval Criteria – Secure Community Transition Facilities: In addition to the approval criteria above, secure community transition facilities (SCTFs) are subject to regulations established and enforced by Washington State in Chapter [71.09](#) RCW, and must further meet the following approval criteria:
 - 1. At the time of application submittal, the state provides a listing of all locations considered for the SCTF and an explanation of why all sites are or are not appropriate.
 - 2. Facility Size: The maximum size of any SCTF is 15 beds. The number of beds within a facility, after the facility is operating, may not increase without going through the Level 4 process.
 - 3. Screening: The periphery of the entire site devoted to the SCTF must be screened year-round with opaque screening no less than six feet in height from grade. When evergreen plantings are used, the plantings must be six feet from grade at the time of planting and must be maintained by the property owner.
 - 4. Security and Operating Procedures: Prior to issuance of a Certificate of Occupancy, the state and the City of Issaquah must enter into a long-term agreement regarding security and operating procedures of the facility. The agreement may be amended at the request of either the state or the City, when necessary.
 - 5. Location: A SCTF may not be permitted to locate adjacent to, across the street from or within sight distance of risk potential activities/facilities defined in IMC 18.102, Definitions.
 - 6. Deviations from the separation requirements for risk potential activities/sites, defined in IMC 18.102 Definitions, may be granted if the applicant demonstrates that all of the following criteria are met:
 - a. The natural physical features of the land would result in an effective separation between the proposed SCTF and the protected use in terms of visibility and access;
 - b. The proposed SCTF is otherwise compatible with adjacent and surrounding land uses;

- c. There is a lack of alternative locations for the proposed SCTF; and
- d. The applicant has proposed conditions that would minimize the adverse secondary effects of the proposed SCTF.