

# Permitted Uses

## Draft Part 4 Zoning

### Contents

Permitted Uses..... 1

Part 4 Zoning..... 1

    Chapter 18.402 Permitted Uses..... 1

        18.402.010 Purpose and Intent ..... 1

        18.402.020 Applicability ..... 2

        18.402.030 Table of Residential, Commercial, and Recreational Permitted Uses ..... 3

        18.402.040 Community Facility Zones Permitted Uses ..... 18

### Chapter 18.402 Permitted Uses

#### 18.402.010 Purpose and Intent

A. The purpose of establishing zoning districts is to protect the public health, safety and general welfare by implementing the goals and policies adopted in the Issaquah Comprehensive Plan. The intent of the zoning districts is to implement the following goals:

1. Achieve a Balanced Community:
  - a. Preserve and encourage viable neighborhoods;
  - b. Preserve the character of historic resources, including buildings and areas;
  - c. Pursue a balanced mix of land uses that provide for a full-service community (single family and multifamily residential, commercial, and recreation areas);
  - d. Encourage development in areas where public services and urban services can be provided efficiently, and limit development where these services are not provided;
  - e. Recognize mixed uses are appropriate in certain areas;
  - f. Coordinate land use patterns with pedestrian and bicycle linkages;
  - g. Balance environmental concerns with developmental pressures without allowing development pressures to override environmental concerns; and
  - h. Assure that the use of lands adjacent to mineral resource lands does not interfere with the continued use, in the accustomed manner and in accordance with best management practices, of these designated lands for the extraction of minerals.
2. Promote Quality of Life and “a People Place”:
  - a. Work toward preserving the hometown feeling of Issaquah;
  - b. Promote pedestrian-oriented facilities;
  - c. Maintain the orientation of retail commercial development focused on the local service area as opposed to the regional service area;
  - d. Recognize that effective transportation systems have a direct impact on quality of life;
  - e. Support a wide variety of recreational opportunities consistent with Issaquah’s natural setting, and encourage regional use of Issaquah’s trailheads and related recreation activities;
  - f. Recognize the individual and cumulative impacts of individual projects, and address impacts to the immediate area as well as to the community;

- g. Acknowledge the importance of cultural activities;
  - h. Use development standards and design guidelines to enhance and preserve the existing scale and design of Issaquah;
  - i. Provide sidewalks, bike paths and trails as nonmotorized transportation alternatives and require connecting linkages between existing sidewalks, bike paths and trails;
  - j. Ensure that utility services are available to support development that is consistent with the land use plans; and
  - k. Consolidate City land use and electric utility facility planning to ensure consistency and enable the service provider to meet its public service obligation.
3. Require Environmental Excellence:
- a. Establish and implement measures to preserve Issaquah’s unique natural beauty;
  - b. Prevent degradation of the environment;
  - c. Use Issaquah’s natural resources responsibly;
  - d. Require that environmental impacts are properly mitigated, despite the pressures of growth;
  - e. Recognize manmade constraints; and
  - f. Preserve environmentally critical areas. (Ord. 2405 § 3, 2004; Ord. 2108 § 6.1.1, 1996).

### **18.402.020 Applicability**

- A. Any uses or projects that fall within the City’s Shoreline districts must comply with the Shoreline Master Program regulations under IMC 18.804. Uses specific to shoreline districts include: Hatcheries, Fish/Fish Preserves; public and private boat launching and docking areas; and, Marinas or sailing clubs.
- B. Approval of a development with supplemental standards under other chapters of this code does not alter the underlying zoning or density provisions of the subject site.
- C. Per RCW 69.51A.250(3), Marijuana cooperatives are prohibited in all zoning districts of the City.
- D. RCW 70.105.225 requires all local governments to designate zones for on-site, hazardous waste facilities, according to state siting criteria.
- E. Uses related to gambling, such as Card Rooms, must also comply with IMC 5.28, Gambling.

**i** Prohibited and unclassified use rows removed to shorten the table—see 18.402.030 and 18.402.040

- F. Land uses not listed in the following tables for a zone as permitted are prohibited. However, the Director may authorize unlisted uses consistent with IMC 18.102, Interpretations, and IMC 18.200, Review Procedures.
- G. Uses in violations of this chapter are subject to the code enforcement and penalty provisions set out in IMC 18.114, Enforcement.

**18.402.030 Table of Residential, Commercial, and Recreational Permitted Uses**

- i** Consolidated Permitted Uses Tables from IMC 18.06, IMC 18.19.B, IMC 18.19.C and Central Issaquah Development and Design Standards Chapter 4
- i** Community Facilities and Community Facilities - Privately Owned Zones moved to a separate table (18.402.040)
- i** Levels of Review have been removed. These will be addressed in the Procedures chapter.
- i** Specific “Retail/Service” uses were removed and are all combined as “Retail/Service, General.” Staff will rely on the definition(s) of retail/service to determine appropriate uses.
- i** Accessory Uses category removed. These uses are still allowed in the same zones as currently allowed but accessory concerns such as parking are addressed in other chapters.
- i** Prohibited and unclassified use rows removed to shorten the table—see 18.402.020
- i** Levels of Review, currently addressed in 18.06.130, will be addressed in the Procedures chapter
- i** Live/work and Dwellings, Single Family: Attached on individually owned lot usse added from Talus/Highlands uses
- i** Moved existing footnotes either to Reference/Notes, Zones, Land Use Standards, or Overlays, whichever applicable.
- i** Reference/Notes will be fine-tuned prior to the final public hearing.

Land Uses	ZONING DISTRICTS																						REFERENCE / NOTES
	CONSERVANCY /RECREATION	RESIDENTIAL											COMMERCIAL										
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M
<b>AGRICULTURE/RESOURCE</b>																							
Botanical Gardens, Arboretum		P	P								P		P	P	P	P	P	P	P				
Commercial or Public Greenhouses		P	P										P	P	P	P		P	P				
Crop Production, Livestock, Orchards/Horticulture: Tree Farm		P	P																				
Natural Resources Research		P	P																				
Hatchery, Fish/Fish Preserve																							Governed by Shoreline Master Program; see IMC 18.10.940
Horse Stables/Boarding/Riding Schools/Hobby Farm		P	P																				
Kennel, Commercial/Boarding		P	P												P	P		P	P				
Pet Day Care								P						P	P	P	P	P	P	P	P	P	

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL											COMMERCIAL								MIN			
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Cannabis Producer (recreational)																								See Industrial/Intensive Commercial
AGRICULTURE/RESOURCE																								
Veterinary Hospital/Clinic													P											See Commercial: Medical
MINERAL RESOURCE																								
Mineral Extracting																		P	P				P	
Asphalt/Concrete Mixing																		P	P				P	
RESIDENTIAL																								
Dwellings, Single Family: Detached (including manufactured homes)		P	P	P	P	P	P	P	P	P		P	P	P	P	P								
Dwellings, Single Family: Attached on individually owned lot							P					P												See IMC 18.400.110 Duplex and Attached Single Family Townhouse Standards
Dwellings, Single Family: (2 Attached) and Dwellings, Duplex			P	P	P	P		P	P	P	P	P	P	P	P	P					P			See IMC 18.400.110 Duplex and Attached Single Family Townhouse Standards Duplexes and/or groupings of two (2) single family attached dwellings are allowed in SF-E, SF-S and SF-SL zones through cluster housing developments only.
Dwellings, Single Family: (3 – 4 Attached) and Dwellings, Multifamily (Triplex and Fourplex)					P	P		P	P	P	P	P	P	P	P	P					P			Triplex/fourplex dwellings and/or groupings of three (3) or four (4) single family attached dwellings are only permitted in the SF-SL and SF-D zones through the cluster provision.
Dwellings, Multifamily (5 or more units)								P	P	P	P	P	P	P	P	P					P			

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL										COMMERCIAL								MIN				
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Assisted Living Facility / Senior Housing					P	P		P	P	P	P		P	P	P	P	P			P	P			
Housing, Cluster from 2 – 5 acres (minimum 2 acres)		P	P	P	P	P		P	P	P	P		P	P										See IMC 18.400.100 Cluster Housing Standards
RESIDENTIAL (continued)																								
Housing, Cluster: 5 acres or greater		P	P	P	P	P		P	P	P	P			P										See IMC 18.400.100 Cluster Housing Standards
Accessory Dwelling Unit		P	P	P	P	P	P	P	P		P	P	P	P	P	P								See IMC 18.400.120 Accessory Dwelling Unit (ADU) Standards
Family Day Care Center		P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P			See IMC 18.400.230 Home Business Standards in Residential and Commercial Zones
Adult Family Home		P	P	P	P	P	P	P	P	P		P	P	P	P	P		P	P		P			See IMC 18.400.230 Home Business Standards in Residential and Commercial Zones
Resident Club House		P	P	P	P	P		P	P	P		P	P	P	P	P					P			
Home Occupations																								See IMC 18.07.470, Home occupations.
Live/Work Units								P	P	P		P									P			
Satellite Dish		P	P	P	P	P		P	P	P			P	P	P	P								See IMC 16.04 Construction Codes
PUBLIC/QUASI-PUBLIC																								
Banquet/Meeting/Reception Hall (public or private)		P	P	P	P	P		P	P	P	P		P	P			P	P	P	P	P			
Minor Transportation Facilities: Bus, Taxi, Van, Transit, Car Share Stop/Station													P		P			P	P	P	P	P		
Bus, Taxi, Van, Transit Storage Facilities													P		P			P	P					

	ZONING DISTRICTS																					REFERENCE / NOTES		
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Cemetery and/or Non-accessory Columbarium				P																				See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Religious, Community, Memorial, and Church/ Religious Facility		P	P	P	P	P		P	P	P			P	P	P	P	P	P	P	P	P			
Community Center		P	P	P	P	P		P	P	P		P	P	P			P	P	P	P	P			
Environmental Improvements	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P
Essential Public Facilities																								
- Adult Family Home		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					
- Facility, Correctional/Detention/Jail											P		P			P	P	P	P					
- Facility, Secure Community Transition											P		P	P		P	P	P	P					
Unspecified Essential Public Facilities											P		P	P	P	P	P	P	P					
Funeral Home/Mortuary								P	P	P	P		P	P	P	P		P	P	P	P			
Government Facility: Offices; Fire/Police Station; Maintenance Site w/ or w/o Outdoor Storage; etc.				P	P	P		P	P	P			P	P	P	P		P	P					
Memorial Chapel		P	P	P	P	P		P	P	P			P	P	P	P		P	P	P	P			
Museum/Art Gallery, Nonprofit						P		P	P	P			P	P	P	P	P	P	P	P	P			
Library						P		P	P	P			P	P	P	P		P	P	P	P			
Park and Ride			P	P	P	P		P	P	P			P	P	P	P		P	P	P?	P			
Social Services				P	P	P		P	P	P			P	P	P	P	?	P	P	P	P			

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Schools: Public and Private																								
- Preschool (Pre-Kindergarten)											P						P			P	P	P		
- School, Elementary/Kindergarten			P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P	P		
- School, Junior High/Middle			P	P	P	P		P	P	P	P		P	P	P	P	P	P	P	P	P			
- School, High			P	P				P	P	P	P		P	P	P	P	P	P	P	P	P			
- School, Vocational/Technical			P	P				P	P	P	P		P	P	P	P	P	P	P	P	P			
- School, College or University			P	P				P	P	P	P		P	P	P	P	P	P	P	P	P	P		
- School, Business								P	P	P	P		P	P	P	P	P	P	P	P	P	P		
<b>UTILITIES</b>																								
Utility Facility, Major	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Utility Facility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Wireless Communication Facility																								See Chapter 18.22 IMC, Wireless Communication Facilities (WCF)
<b>RECREATION</b>																								
Outdoor Recreation: (open to public)																								
Sport Fields / Courts (e.g. baseball, soccer, football, tennis, basketball)			P	P	P	P		P	P	P	P		P	P	P	P	P	P	P					
Campground	P	P	P																					
Boat Launching and Docking Areas																								Governed by Shoreline Master Program. See IMC 18.10.940, Shoreline Master Program adopted

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Park, Neighborhood/Community	P	P	P	P	P	P		P	P	P			P	P	P	P	P	P	P					
Stadium/Arena w/ or w/o Open Air Amphitheater										P	P		P	P	P	P	P	P	P					
Swimming Pool			P	P	P	P		P	P	P	P		P	P	P	P	P	P	P					
Trailhead	P	P	P	P	P	P		P	P	P	P		P	P	P	P	P	P	P					
Zoological Park/Garden			P															P						
Recreation – Other																								
Amusement Parlors/Video Arcades													P	P	P	P	P	P	P	?				
Billiards and Pool Hall													P	P	P	P	P	P	P	?				
Boat Launching and Docking Areas (Private)																								Governed by Shoreline Master Program. See IMC 18.10.940, Shoreline Master Program adopted
Bowling Alley															P	P	P	P	P	P	P			
Card Room – Commercial																	P							See Chapter 5.28 IMC, Gambling
Golf – Driving Range			P	P	P	P		P	P	P			P		P	P		P	P					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Golf – Mini Golf													P		P	P		P	P					
Golf Course – w/ or w/o Club House			P	P	P	P		P	P	P			P		P	P		P	P					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Health/Fitness Club								P					P	P	P	P		P	P	P	P			
Karate School, Dance/Yoga/Pilates Studio								P					P	P	P	P		P	P	P	P			



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Marina, Sailing Club																								Governed by Shoreline Master Program. See IMC 18.10.940, Shoreline Master Program adopted
Shooting Range – Indoor															P	P		P	P	P	P			
Theater, Live and Movie											P			P	P	P		P	P	P	P			
TEMPORARY																								
Satellite Dish								P				P	P	P	P	P	P	P	P	P	P			See IMC 16.04 Construction Codes
Construction Trailer		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private Outdoor Retail Display/Sidewalk Sale																								See IMC 18.07.540, Private outdoor retail display/sidewalk sales
Real Estate Sales Office		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P		
Vending Stand								P			P		P	P	P	P	P	P	P	P	P	P		
AUTOMOTIVE																								
Automobile Insurance Service Center											P		P		P	P	P	P	P					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities Automobile Insurance Service not permitted in the Vertical Mixed Use (VMU) Overlay zone.
Auto and Truck Maintenance/Service Shops															P	P	P	P	P					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building. Auto and Truck Maintenance/Service Shops not permitted in the Vertical Mixed Use (VMU) Overlay zone.

	ZONING DISTRICTS																				REFERENCE / NOTES				
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL										COMMERCIAL								MIN					
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<b>AUTOMOTIVE</b>																									
Car Wash															P	P	P	P	P						See IMC Critical Area Recharge Areas 18.802.380 Regulated activities  In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building.
Auto Parts and Accessories (e.g.tires, batteries,)																									See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Automobile Gas Station																									See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Automobile Service Station											P		P	P	P	P	P	P	P	P?					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities  In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building.  Automobile Service Station not permitted in the Vertical Mixed Use (VMU) Overlay zone.
Automobile and Truck Rental															P	P	P	P	P						See IMC Critical Area Recharge Areas 18.802.380 Regulated activities  In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building.  Auto and Truck Rental not permitted in the Vertical Mixed Use (VMU) Overlay zone.
<b>AUTOMOTIVE (continued)</b>																									

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL										COMMERCIAL								MIN				
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Automobile and Truck Sales/Dealership																	P	P	P	P	P			See IMC Critical Area Recharge Areas 18.802.380 Regulated activities In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building. Automotive and Truck Sales/Dealership not permitted in the Vertical Mixed Use (VMU) Overlay zone.
Automotive Wrecking or Dismantling Yard																		P	P					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building. Automotive Wrecking or Dismantling Yard not permitted in the Vertical Mixed Use (VMU) Overlay zone.
Large Vehicle and Heavy Equipment Sales/Dealership (RV, tractor trailer, construction equipment, etc.)																	P	P	P					See IMC Critical Area Recharge Areas 18.802.380 Regulated activities In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building. Large Vehicle and Heavy Equipment Sales/Dealership not permitted in the Vertical Mixed Use (VMU) Overlay zone.
Motorcycle Sales															P	P		P	P	P	P			See IMC Critical Area Recharge Areas 18.802.380 Regulated activities In the MU and UC zones, the use, including vehicle maintenance and service activities must be enclosed within a Building.

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL											COMMERCIAL								MIN			
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
																								Motorcycle Sales not permitted in the Vertical Mixed Use (VMU) Overlay zone.
AUTOMOTIVE (continued)																								
Paint and Body Repair Shops																			P	P				See IMC Critical Area Recharge Areas 18.802.380 Regulated activities Paint and Body Repair Shops not permitted in the Vertical Mixed Use (VMU) Overlay zone.
Parking Lot, Commercial											P		P	P	P	P	P	P	P	P	P			
Garage, Commercial											P		P	P	P	P	P	P	P	P	P	P		
Storage, Outdoor																								See Industrial/Intensive Commercial
Tire Rebuilding and Recapping																			P	P				See IMC Critical Area Recharge Areas 18.802.380 Regulated activities and 18.502.090 Self-storage facility standards
FOOD AND BEVERAGE																								
Bar/Tavern (with or without Live Entertainment)											P		P	P	P	P	P	P	P	P	P	P		
Butcher Shop/Meat Market								P					P	P	P	P	P	P	P	P	P	P		
Brewery/Microbrewery/Winery											P		P	P	P	P	P	P	P	P	P			
Convenience Store, Intensive													P	P	P	P			P	P	P	P		
Delicatessen (Deli)/Specialty Food Store								P					P	P	P	P	P	P	P	P	P	P		
Grocery Store: Large Scale (over 45,000 sq. ft. gross floor area)															P	P	P	P	P	P	P	P		
Grocery Store: Midscale (4,000 – 45,000 sq. ft. gross floor area)								P					P	P	P	P	P	P	P	P	P	P		

	ZONING DISTRICTS																					REFERENCE / NOTES		
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL											COMMERCIAL									MIN		
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Grocery Store/Convenience Store: Neighborhood Scale (up to 4,000 sq. ft. gross floor area)								P	P	P	P		P	P	P	P	P	P	P	P	P	P		
Liquor Store													P	P	P	P	P	P	P	P	P	P		
FOOD AND BEVERAGE (Continued)																								
Restaurant/Cafe								P			P		P	P	P	P	P	P	P	P	P	P		
24-Hour Operation of Any Permitted Food and Beverage Use													P	P	P	P	P	P	P					
HOTEL/LODGING																								
Hotel, Motel, Time Share Lodging											P		P	P	P	P	P	P	P	P	P			
Bed and Breakfast, Guest House, Inn								P			P		P	P	P	P	P	P	P	P	P	P		
Conference Center													P	P	P	P		P	P	P	P			
INDUSTRIAL/INTENSIVE COMMERCIAL																								
Adult Entertainment Facilities																		P	P					
Agricultural Food Processing and Storage															P	P		P	P					
Alternative Energy System – Solar/Geothermal / Electric Vehicle Infrastructure		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	See IMC 18.XXX.XX
Alternative Energy System – Wind (Demonstration Project)											P		P		P	P	P	P	P				P	See IMC 18.XXX.XX
Boat Building, Sales and Repair																		P	P					

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL											COMMERCIAL								MIN			
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Building Material: Storage and Sales															P	P	P	P	P					See IMC 18.502.090 Self-storage facility standards
Canning, Bottling, Preserving and Packaging of Foods and/or Beverages														P	P	P	P	P	P					
INDUSTRIAL/INTENSIVE COMMERCIAL (continued)																								
Cement and/or Gravel Operations																								See Agriculture/Resource Uses
Clothing Fabrication																		P	P					
Contractor/Trade Office (with accessory shop and no outdoor storage)											P		P		P	P	P	P	P					
Creamery, Dairy or Bottling Plant														P	P	P		P	P					
Distribution Center/ Warehouse/ Shipping											P		P		P	P	P	P	P					
Feed Store and Agricultural Supply														P	P	P	P	P	P					
Flex Space/Commercial Space (without retail)								P			P					P	P		P	P	P			
Gravel/Mining Extraction																								See Agriculture/Resource Uses
Hazardous Waste Storage and/or Treatment Facilities																		P	P					RCW 70.105.225 requires all local governments to designate zones for these facilities, according to state siting criteria. See IMC Critical Area Recharge Areas 18.802.380 Regulated activities and IMC 18.502.090 Self-storage facility standards

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL											COMMERCIAL								MIN			
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Manufacturing, Light (indoor and 30,000 sq. ft. or less)													P		P	P	P	P	P					
Manufacturing, General																		P	P					
Machine Shop																		P	P					
INDUSTRIAL/INTENSIVE COMMERCIAL (continued)																								
Cannabis Producer or Processor (recreational)																		P	P					
Printing and Publishing								P			P		P	P	P	P	P	P	P					
Raw Materials Processing (wood, metal, etc.)																		P	P					
Recycling Center																		P	P					
Research and Development Lab											P		P				P	P	P					
Sand Blasting																		P	P					
Storage, Outdoor																		P						See IMC 18.502.090 Self-storage facility standards Outdoor Storage not permitted in the Vertical Mixed Use (VMU) Overlay zone.
Storage, Self (completely enclosed)													P		P	P		P		P	P			In the MU-CI zone, completely enclosed Self-Storage may only be located on parcels fronting East Lake Sammamish Parkway SE or 221st Place SE only. See IMC 18.502.090 Self-storage facility standards
Welding Shop																		P	P					
MEDICAL																								

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL										COMMERCIAL								MIN				
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Ambulance/Emergency Facility (private)											P		P	P	P	P	P	P	P					
Collective Garden											P						P							
Hospital													P		P	P	P	P	P	P	P			
MEDICAL (continued)																								
Medical and Dental Office/Clinic (e.g. massage, laboratory, rehabilitation, chiropractor, naturopath)											P						P			P	P	P		
Veterinary Hospital/Clinic (animal)										P	P		P	P	P	P	P	P	P	P	P	P		
OFFICE/PROFESSIONAL																								
Office/Professional: Large Scale (over 31,000 sq. ft. gross floor area)											P		P		P	P	P	P	P	P	P			
Office/Professional: Midscale (3,999– 30,000 sq. ft. gross floor area)								P			P		P	P	P	P	P	P	P	P	P			
Office/Professional: Neighborhood/Residential Scale (1,501 – 4,000 sq. ft. gross floor area)					P			P	P	P	P		P	P	P	P	P	P	P	P	P	P		Use is prohibited in the SF-SL District except where lots abut any part of Front Street or Sunset Way. Shoreline management regulations may further restrict permitted uses. Buildings in existence prior to August 2, 2006, are not subject to scale restrictions, but may not be expanded where size limits are exceeded.
Office/Professional: Residential Scale (1,500 sq. ft. or less gross floor area)					P			P	P	P			P	P	P	P	P	P	P	P	P			Use is prohibited in the SF-SL District except where lots abut any part of Front Street or Sunset Way. Shoreline management regulations may further



	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL											COMMERCIAL								MIN			
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
																								restrict permitted uses. Buildings in existence prior to August 2, 2006, are not subject to scale restrictions, but may not be expanded where size limits are exceeded
OFFICE/PROFESSIONAL (cont)																								
24-Hour Operation of Any Permitted Office/Professional Use													P	P	P	P	P	P	P					
RETAIL/SERVICE																								
Retail/Service, General: Large Scale (over 30,000 sq. ft. gross floor area)															P	P	P	P	P	P	P			
Retail/Service, General: Midscale (4,000 – 29,999 sq. ft. gross floor area)								P			P		P	P	P	P	P	P	P	P	P	P		Structures in MUR and VR may not exceed 10,000 Sq. Ft. gross floor area
Retail/Service, General: Neighborhood Scale (3,999 sq. ft. or less gross floor area)								P		P	P		P	P	P	P	P	P	P	P	P	P		As a stand-alone use, size may not exceed one thousand five hundred (1,500) sq. ft, unless the use is located on E. Sunset Way in the MF-H zone, in which case the stand-alone use may not exceed four thousand (4,000) gross sq. ft. In a mixed use building, total nonresidential uses in a mixed use building shall not exceed fifty percent (50%) of gross floor area with no individual use over four thousand (4,000) sq. ft.
24-Hour Operation of Any Permitted Retail/Service Use													P	P	P	P	P	P	P					
Day Care Operation																								See IMC 18.502.070
Dry Cleaning and Pressing Shop																								See IMC Critical Area Recharge Areas 18.802.380 Regulated activities

	ZONING DISTRICTS																				REFERENCE / NOTES			
Land Uses	CONSERVANCY /RECREATION	RESIDENTIAL										COMMERCIAL								MIN				
	C-Rec	C-Res	SF-E	SF-S	SF-SL	SF-D	UV-SF	MUR	MF-M	MF-H	VR	UV-MF	PO	CBD	MU	MU-CI	UC	IC	IC-CI	UV-COM/RET	UV-MUR	UV-VC	M	
Cannabis Retailer (recreational)													P		P	P		P	P					See IMC 18.502.120

- i** 18.402.040 Community Facility Zones Permitted Uses
- i** Consolidated Permitted Uses Tables from IMC 18.06, IMC 18.19.B, and IMC 18.19.C
- i** Prohibited and unclassified use rows removed to shorten the table—see 18.402.020
- i** Levels of Review, currently addressed in 18.06.130, will be addressed in the Procedures chapter
- i** Moved existing footnotes either to Reference/Notes, Zones, Land Use Standards, or Overlays, whichever applicable.

**Table 18.402.040 Permitted Uses in Resource Zones**

Land Uses	CF-OS	CF-R	CF-F	CF-OSP O	CF-RPO	CF-FPO	Reference / Notes
<b>AGRICULTURE/RESOURCE</b>							
Botanical Gardens, Arboretum		P	P				
Greenhouse, Tree Farm, and Plant Nursery			P				See IMC 18.604.150
Natural Resources Research	P	P	P				
Horse Stables/Boarding/Riding Schools			P				
<b>RESIDENTIAL</b>							
Dwellings, Single Family: Detached			P				

Land Uses	CF-OS	CF-R	CF-F	CF-OSP O	CF-RPO	CF-FPO	Reference / Notes
Dwellings, Single Family: (2 Attached) and Dwellings, Duplex			P				
Dwellings, Single Family: (3 – 4 Attached) and Dwellings, Multifamily (Triplex and Fourplex)			P				
<b>PUBLIC/QUASI-PUBLIC</b>							
Bus, Taxi, Van, Transit Storage Facility			P				See IMC 18.502.090 Self-storage facility standards
<b>PUBLIC/QUASI-PUBLIC (continued)</b>							
Cemetery and/or Non-accessory Columbarium			P				See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Community Center			P		P	P	
Day Care Center as Accessory Use			P				See IMC 18.502.070
Environmental Improvements	P	P	P	P	P	P	
Essential Public Facility, including Correctional/ Detention/Jail			P				
Government Facility: Offices; Fire/Police Station; Maintenance Site w/ or w/o Outdoor Storage; etc.		P	P				18.604.150
School, Museum, Library, Art Gallery			P				
Park and Ride		P	P				
<b>UTILITIES</b>							
Utility Facility, Major	P	P	P	P	P	P	CF-OSPO only allowed if no viable alternative.

Land Uses	CF-OS	CF-R	CF-F	CF-OSP O	CF-RPO	CF-FPO	Reference / Notes
							See IMC Critical Area Recharge Areas 18.802.380 Regulated activities
Utility Facility, Minor	P	P	P	P	P	P	CF-OSPO only allowed if no viable alternative.
<b>RECREATION</b>							
Outdoor Sport Fields / Courts (e.g. baseball, soccer, football, tennis, basketball)		P	P		P	P	
Campground		P	P				
Park, Neighborhood / Community		P	P	P	P	P	
Shooting Range		P	P				
Shooting Range – Indoor			P				
Stadium/Arena w/ or w/o Open Air Amphitheater			P			P	CF-FPO as determined by director
Swimming Pool			P				
Trailhead	P	P	P	P	P	P	
with Restroom Facilities	P	P	P		P	P	
with Interpretive Center	P	P	P	P			
Zoological Park/Garden			P				
Billiards, Pool Hall, Bowling Alley			P				
Golf, Driving Range, Mini, and Course		P	P				See IMC 18.500.150C and Critical Area Recharge Areas 18.802.380 Regulated activities
Health/Fitness/Dance Club or Studio			P				

Land Uses	CF-OS	CF-R	CF-F	CF-OSP O	CF-RPO	CF-FPO	Reference / Notes
<b>TEMPORARY</b>							
Alternative Energy System – Solar/Geothermal		P	P				
Alternative Energy System – Wind (Demonstration Project)		P	P				
Recycling Center			P				18.802.380
<b>ACCESSORY</b>							
Resident Club House		P	P				See 18.400.220
Vending Stand: e.g. espresso, flowers, food, produce, and seasonal items/Christmas trees		P	P		P	P	See 18.400.220 and 18.604.150
Real Estate Sales Office			P				See 18.400.220 and 18.604.150
Banquet/Meeting/Reception Hall			P			P	See 18.400.220
General Retail/Grocery/Food Service: Neighborhood Scale (4,000 sq. ft. or less gross floor area)			P			P	See 18.400.220
Restaurant/Cafe/Coffee Shop		P	P			P	See 18.400.220
Day Care Center			P			P	See 18.400.220 and 18.502.070
Mailing Service		P	P				See 18.400.220 and 18.502.070.C.3
Conference Center			P				See 18.400.220
Parking Lot or Garage			P		P	P	See 18.400.220
<b>OFFICE/PROFESSIONAL</b>							

Land Uses	CF-OS	CF-R	CF-F	CF-OSP O	CF-RPO	CF-FPO	Reference / Notes
Office/Professional: Large Scale (over 30,000 sq. ft. gross floor area)			P			P	
Office/Professional/Financial: Midscale (4,000 – 30,000 sq. ft. gross floor area)		P	P			P	Permitted as an accessory use only in CF-R.
Office/Professional: Neighborhood Scale (1,500 – 4,000 sq. ft. gross floor area)		P	P			P	Permitted as an accessory use only in CF-R.
Office/Professional: Residential Scale (1,500 sq. ft. or less gross floor area)		P	P			P	Permitted as an accessory use only in CF-R.