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Map Amendment # 2 - VS-P29 Vashon Town Plan – Restricted Uses for CB Zoned Properties

Vashon Rural Town Community Business Zoning

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections 29, 30, 31 and 32, Township 23, Range 3, and Sections 3, 5 and 6, Township 22, Range 3, as follows:

ZONING

Modify Property Specific Development Standard VS-P29 to read:

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

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

For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and submits a No Further Action letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.

Residential Land Uses

DWELLING UNITS, TYPES: Townhouse; Apartment**.

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

ACCESSORY USES: Home occupation.

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

Recreational/Cultural Land Uses

39 PARK/RECREATION: Park

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

42 CULTURAL: Library, Museum, Arboretum, Conference Center

43 General Services Land Uses

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

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

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

51 Government/Business Service Land Uses

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

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

60 RETAIL/WHOLESALE LAND USES:

61 Building, Hardware and Garden Materials; Department and Variety Store; Food Stores; Auto
62 Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating
63 and Drinking Places; Remote Tasting Rooms; Drug Stores; Liquor Stores; Uses Goods:
64 Antiques/Secondhand Shops; Sporting Goods and related Stores; Book, Stationery, Video and
65 Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic
66 Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.

67 Recreational marijuana retailer, subject to K.C.C. 21A.08.070 and applicable state law.

68 MANUFACTURING LAND USES:

69 Recreational marijuana processor I, subject to K.C.C. 21A.08.080 and applicable state law.

70 Printing and Publishing.

71 Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080

72 RESOURCE LAND USES:

73 Recreational marijuana producer, subject to K.C.C. 21A.08.90 and applicable state law.

74 REGIONAL LAND USES:

75 Wastewater Treatment Facility; Transit Park and Ride Lot.

76 **Residential density for mixed use development in Community Business zone shall not exceed
77 eight units per acre."

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79 P-suffix condition VS-P29 applies to the following parcel numbers. No changes to the
80 geography of VS-P29 are included in this amendment.

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Parcels List
0522039017
0522039123
0522039145
0522039166
0622039016
0622039079
0622039080
0622039082
0622039083
0622039090
0622039094
0622039095
0622039100
0622039110
2846200005
2846200010
2846200025
2846200030
2846200040
2846200050
2846200065
2846200070
2846200075
2846200080
2846200085
2846200086
2846200090
2846200092
2846200100
2846200105
2846200110
2846200115
2923039068

2923039094
2923039106
2923039113
2923039114
2923039121
2923039135
2923039136
2923039147
2923039158
2923039160
2923039161
2923039183
2923039198
2923039291
2923039295
3023039036
3023039039
3023039041
3023039050
3023039051
3023039054
3023039056
3023039061
3023039062
3023039073
3023039090
3023039097
3023039108
3023039111
3023039122
3023039125
3023039160
3023039161
3023039187
3023039204
3123039004
3123039010
3123039011
3123039028
3123039030
3123039033

3123039035
3123039041
3123039053
3123039055
3123039059
3123039061
3123039067
3123039071
3123039072
3123039074
3123039075
3123039086
3123039087
3123039088
3123039107
3123039126
3123039130
3123039131
3123039134
3123039135
3123039166
3223039016
3223039017
3223039018
3223039019
3223039020
3223039021
3223039022
3223039023
3223039024
3223039048
3223039076
3223039083
3223039091
3223039092
3223039103
3223039112
3223039113
3223039114
3223039133
3223039195

8883500000
8884400010
8884400020

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For the following parcels, the existing and modified P-suffix condition only apply to the portion of the property zoned CB:

Parcel List
0522039015
0522039018
0522039052
0622039004
0622039148
3023039096
3123039031
3123039128
3123039132

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Effect: Amends Property Specific Development Standard (P-Suffix) VS-P29 to allow remote tasting rooms in the CB zoned property in the Vashon Rural Town. No other changes are made to the P-Suffix, and no modifications are made to the properties this P-Suffix applies to.

Map Amendment #2 – P-Suffix VS-P29

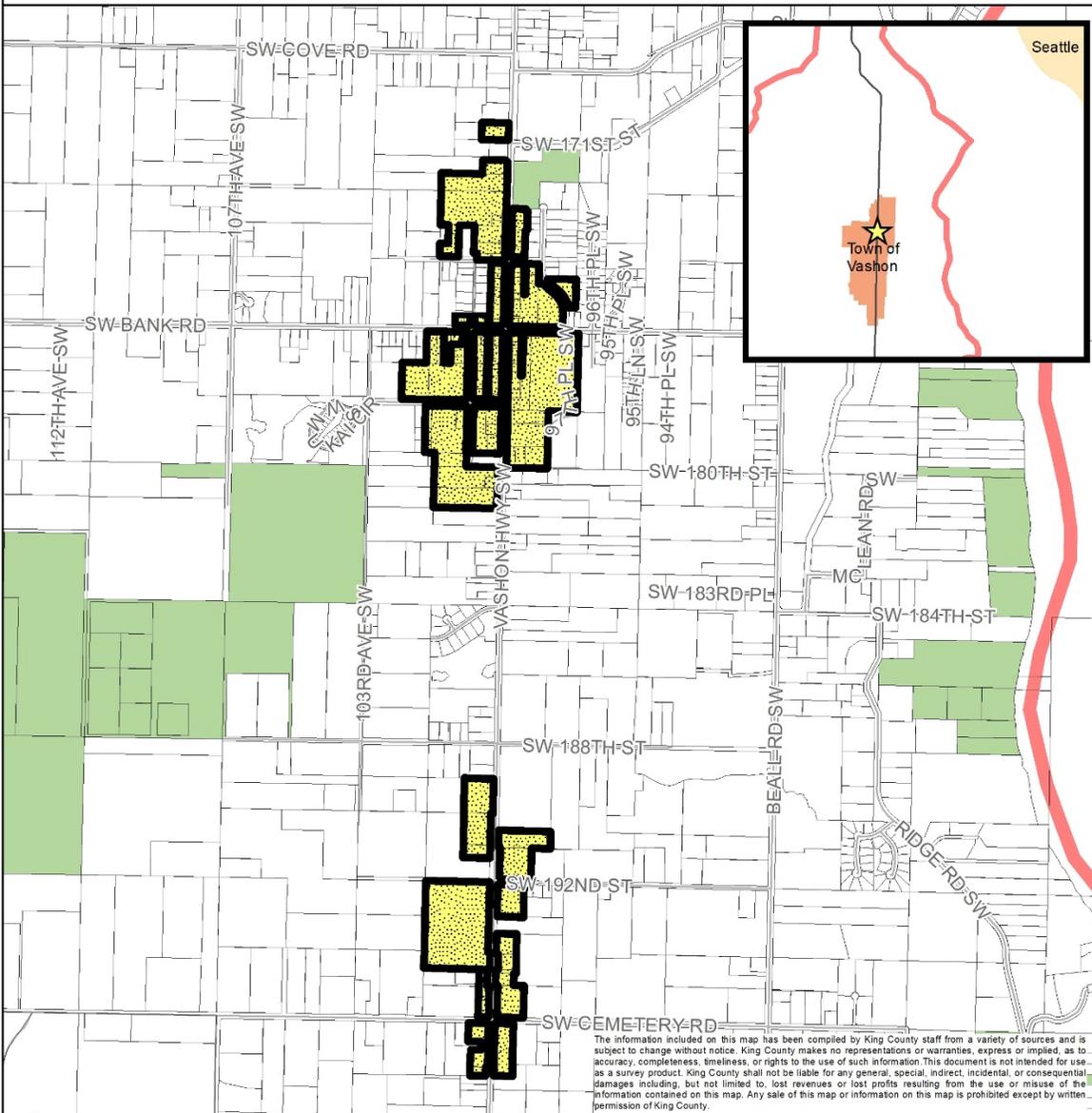
-  VS-P29
-  Parcels
-  Urban Growth Boundary
-  Incorporated Area
-  Parks & Open Space
-  Regional Trails
-  Railroads
-  Waterbodies
-  Streams
-  Wetland & Steep Slope



0 200 400 800 1,200
Feet



Date: 9/9/2019



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