

2/14/79

ORDINANCE NO. 4122

1 AN ORDINANCE relating to building and other
2 development permits, requiring site plan
3 approval for portions of the Woodinville
4 Center subplanning area until such time as
Area Zoning based on the Northshore Commu-
nities Plan has been adopted.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. Purpose and legislative findings:

7 For the purpose of effective areawide planning and regula-
8 tion, the King County Council makes the following legislative
9 findings:

10 (1) Woodinville Center is the location of a rapidly
11 developing business, industrial, and multi-family residential
12 area.

13 (2) Current King County regulations do not adequately
14 implement adopted Northshore Community Plan policies relating to
15 Woodinville. These policies are intended to provide standards
16 for the development of a healthy business environment and assure
17 the compatibility of adjacent land uses.

18 (3) Motion 3557 has initiated the Northshore Communities
19 Plan Revision Process which will result in the adoption of plan
20 revisions and Area Zoning for the Northshore Communities Planning
21 Area.

22 (4) A Woodinville Center Development Guide is being
23 prepared by the King County Planning Division. Based on the
24 development Guide, recommended development standards for Woodin-
25 ville Center will be adopted as part of Northshore Area Zoning.

26 (5) The Economic Development, Employment, and Energy
27 Committee has requested the development of Countywide commercial/
28 industrial development standards. A discussion guide, with draft
29 landscaping, screening and buffering provisions has been pre-
30 pared by the Building and Land Development Division. These
31 provisions are consistent with the interim conditions for site
32 plan approval proposed for Woodinville Center.

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1 SECTION 2. Interim site plan approval required.

2 Until such time as Area Zoning based on the Northshore
3 Communities Plan and the Woodinville Center Development Guide
4 has been adopted or one year from date of enactment of this
5 ordinance, whichever comes sooner, the granting of all building
6 and other development permits for sites located within portion of
7 Woodinville described on the attached map shall be subject to
8 site plan approval. Approval shall be based on conformance with
9 the following conditions revised from the Northshore Communities
10 Plan (Pages 81 through 82. Woodinville Center) Attachment 2. and
11 in conformance with the attached landscaping, screening and
12 buffering criteria, Attachment 3.

13 SECTION 3. Site plan approvals - Appeals from decisions.

14 Decisions of the Building and Land Development Division
15 regarding site plan approval as required by this ordinance may
16 be appealed to the Zoning and Subdivision Examiner whose decision
17 shall be final. Procedures for appeal shall be consistent with
18 the provisions of K.C.C. 20.24.

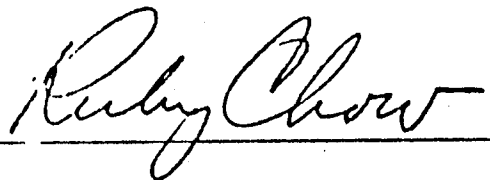
1 SECTION 4. Notification.

2 The Building and Land Development Division shall make
3 every effort to furnish ongoing notice of building and other
4 development permit applications within Woodinville Center to
5 those community organizations requesting notification in
6 writing.


7 INTRODUCED AND READ for the first time this 2nd day of
8 January, 1979.

9 PASSED this 5th day of March, 1979.

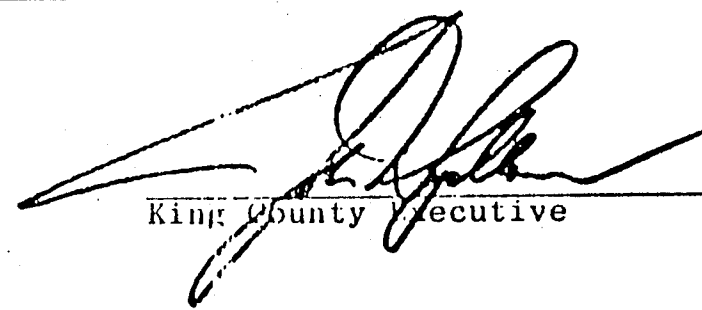
10
11 KING COUNTY COUNCIL
12 KING COUNTY, WASHINGTON

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14 _____

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16 ATTEST:

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19 Deputy Clerk of the Council

20 APPROVED this 16th day of March, 1979.

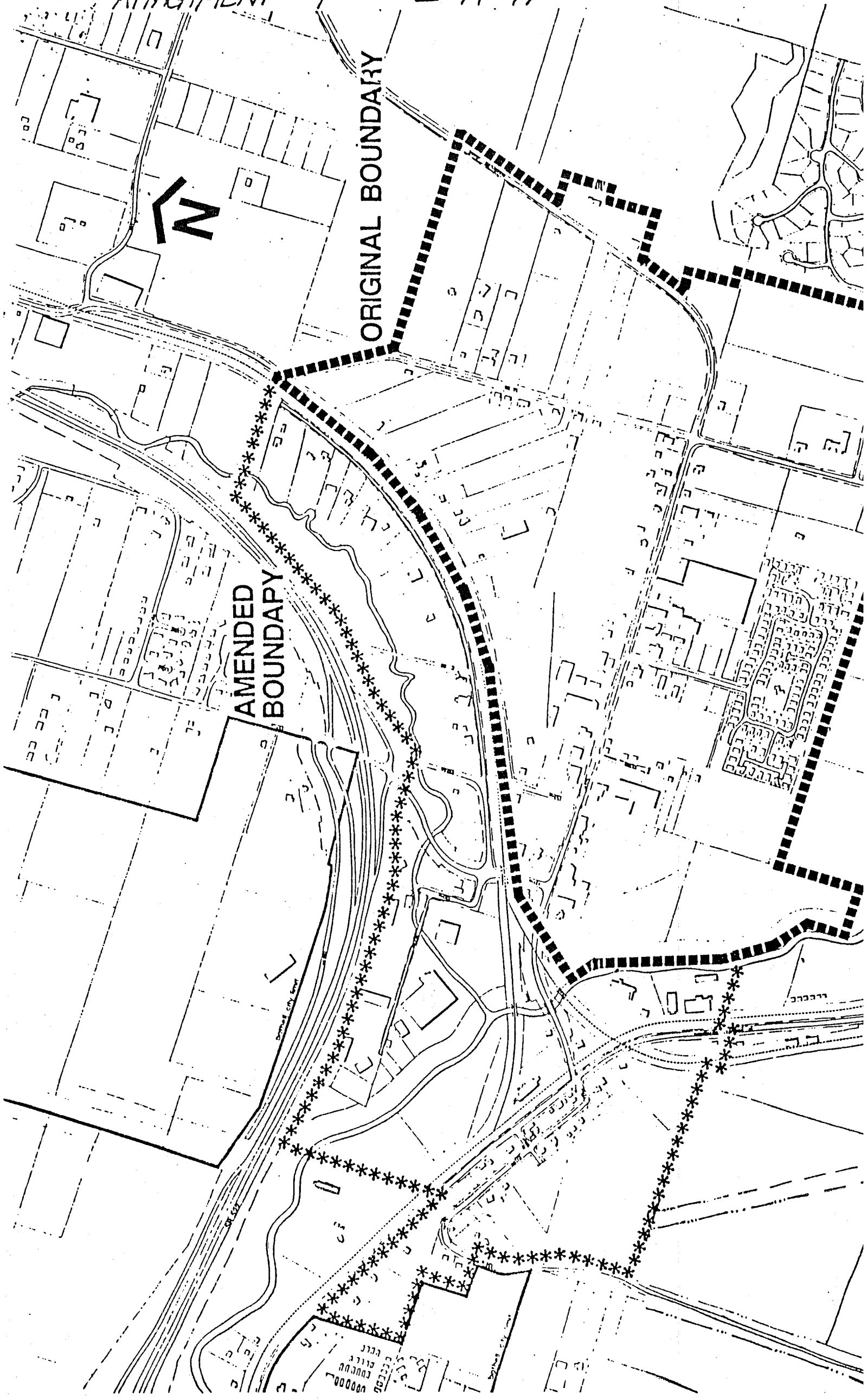
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24 King County Executive

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ORIGINAL BOUNDARY

AMENDED BOUNDARY



Attachment 2

Conditions revised from the Northshore Communities Plan, pages 81 and 82, Woodinville-Center.

The following conditions will apply to all proposed development within Woodinville Center as described on Attachment 1.

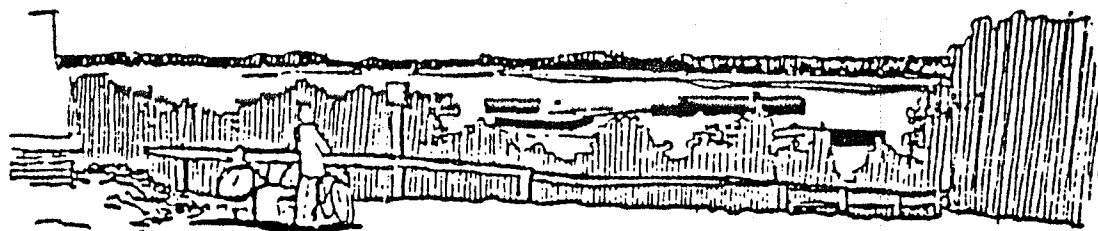
1. Landscaping setbacks shall be provided along property lines to provide screening or buffering in accordance with the attached standards. Not more than 25% of a site shall be required to be landscaped.
2. A minimum of 10% of a site shall be devoted to pedestrian amenities such as small courtyards, malls or lobbys. The condition shall apply only to developments of greater than 5 acres.
3. Service entries, storage areas, and loading docks shall be effectively screened visually from adjacent residentially zoned properties and public streets.
4. Landscaping and screening in parking lots, and between parking lots and street right-of-way, shall be provided in accordance with the attached standards.
5. A continuous pedestrian pathway shall be provided between adjoining streets and stores within the business site. It shall be distinguished by: curbing, change in elevation, striping, texture or strips of landscaping to make it an identifiable path.
6. Access points to the surrounding streets and abutting business properties and internal circulation systems should be designed and developed to minimize traffic congestion, potentially hazardous turning movements, and to assure smooth traffic flow in and between developments.
7. When necessary to accommodate the additional traffic generated by development, additional street right-of-way shall be reserved or dedicated in accordance with the Northshore Plan and King County Interim Transportation Plan, Focus 1990.
8. Lighting of: parking areas, signs, and the exteriors of stores shall be harmonious with the proposed development and not detrimental to neighborhood properties.

Landscaping Along Street Frontage

Proposed Use	Type of Street	Objective	Min. Width of Planting	Min. Trunk Diameter of Trees	Minimum Criteria
1 Business/Commercial or office (BN, BC, CG, RM900)	All	Partial screen of parked cars; Ornamental buffer; Water retention	5'	2"-3"	3' hedge or 3' planted berm supplemented with other plantings that would provide total ground cover within 2 years. Also, trees spaced at a maximum of 25'.
2 Industrial (M-L, M-H, M-P)	All	Partial screen of parked cars; Ornamental buffer; Water retention	10'	2"-3"	Same as No. 1.
3 Multi-family (RM & RD, exc. RM900 used for office)	Major & secondary arterials	Visual and acoustical screen; partial screen of parked cars; Water retention	10'	2"-3"	Same as No. 1.
4 Single-family (RS or S)	Major & secondary arterials	Visual and acoustical screen; Water retention	15'	2"-3"	Same as No. 1.
5 Mobile Home Parks	All	Visual and acoustical screen; Water retention	10'	2"-3"	5' hedge or 5' planted berm, supplemented with other plantings that would provide total ground cover within 2 years. Also, trees spaced at a maximum of 25'.

Landscaping in Parking Lots

Land Use	Objective	Landscaping as Percent of Parking Area	Landscaping Location	Number and Sizes of Trees
Business or Commercial	Visual variety; Circulation control; Water retention	5%	No parking spaces should be more than 70' from some landscaping.	One tree for every ten spaces if trees with a mature spread of 50' are used (min. 15' tall when planted)
Office		5%		OR
Industrial		10%	Landscaping should be used between parking stalls, between parking columns, and/or at the ends of parking columns	One tree for every five spaces if trees with a mature spread of less than 50' are used. (Min. 8' tall when planted)
Apartment		10%		



This table gives a graphic indication of the types of landscaping that can be used as buffers and at street frontage.

This table is not meant to be exclusive of other forms of landscaping, but to further explain the goals and general form that is desired. In large developments a landscape architect could help to ensure the best functional and visual results.

DEVELOPMENT SCHEDULE NO.		BUFFER		STREET FRONTAGE MAP SYMBOL		DEVELOPMENT SCHEDULE NO.		BUFFER		STREET FRONTAGE MAP SYMBOL	
1	*	*				5	*				
2	*	*				11	*				
3	*	*									
4	*	*				1	*				
6	*	*				11	*				
8	*	*									
2	*	*				3	*				
4	*	*									
	RIVER					5	*				
						9	*				
						10	*				

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Attachment 4

Woodinville Development Style Recommendations

In the Northshore Communities Plan, under Business District Considerations page 28, the following statement regarding the 'style' of architectural development is found: "Preservation of amenities - the cemetery and feed store on the western end (of town) lend a 'western' town flavor, quite unique and unusual in Western Washington."

INTENT: The intent of this attachment is to enhance the businesses and quality of life in Woodinville, thereby making the shopping district a desirable place for merchants and shoppers alike. These guidelines are put forth as an aid to future development with the idea that they will be followed voluntarily and adopted on their own merits. In order to preserve and enhance this western and rustic town motif, the following recommendations are made.

STYLE: New development in the Woodinville business district should be designed in the "Northwest style" of architecture. This recommendation emphasizes the blending of styles to achieve compatibility with the older buildings in the area. Design should be low profile. Molbak's nursery is a good example of the desired result.

MATERIALS: Those facades which are visible to the shopper should be finished in natural materials. The range of "natural" materials is broad. Within this range, stone, brick, or wood are the most appropriate. Steel, and concrete block are inappropriate.

COLORS: Natural and muted colors blend well with the suggested materials. Emphasis should be placed on earth tones, such as browns, tans, and greys. Other colors could be used to highlight entrances, trim, and details.

SIGNS: The recommendation is that signs be in scale with the size of development. Ideally new signs should use wood or a similar natural material, and be in a rustic, western, or Northwest design. The following types of signs should be discouraged: flashing, rotating, roof mounted, portable, open-faced neon or fluorescent. Directory signs at shopping area entrances are recommended.

It should be emphasized that these are recommendations, not requirements. These recommendations are included in an attempt to develop a Woodinville style. If these recommendations are followed, an identity for Woodinville will develop naturally. Diversity within these recommendations is desirable, and in attempting to blend styles, materials, colors, and signs into the community, a more attractive Woodinville will result.