

ORIGINAL

ORDINANCE NO. 277 EXHIBIT A

20.40.130 Non-residential uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8- R12	R18- R48	NB & O	CB	RB & I
	RETAIL/SERVICE TYPE						
532	Automotive Rental and Leasing					P	P
81111	Automotive Repair and Service				P	P	P
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	P	P	P
513	Broadcasting and Telecommunications						P
812220	Cemetery, Columbarium	C-i	C-i	C-i	P-i	P-i	P-i
	Churches, Synagogue, Temple	C	C	P	P	P	P
	Construction Retail, Freight, Cargo Service						P
	Day Care Facilities	P-i	P-i	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i		P-i	P-i
447	Gasoline Service Stations				P	P	P
	General Retail Trade/Services				P	P	P
811310	Heavy Equipment and Truck Repair						C
481	Helistop			S	S	S	C
485	Individual Transportation and Taxi					C	S
812910	Kennel or Cattery					C-i	P-i
31	Light Manufacturing						S
441	Motor Vehicle and Boat Sales						P
	Professional Office			C	P	P	P
5417	Research, Development and Testing						P
484	Trucking and Courier Service					P-i	P-i
541940	Veterinary Clinics and Hospitals				P-i	P-i	P-i
	Warehousing and Wholesale Trade						P
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use

S = Special Use

C = Conditional Use

-i = Indexed Supplemental Criteria



CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

COPY

Reduced Copy of Rezoning No 1521; Printed
Original 3 over-sized.
2/6/02

CONSISTENT DESIGNATIONS

COMPREHENSIVE PLAN LAND USE DESIGNATION

LOW DENSITY RESIDENTIAL

MEDIUM DENSITY RESIDENTIAL

HIGH DENSITY RESIDENTIAL

MIXED USE

COMMUNITY BUSINESS

REGIONAL BUSINESS

PUBLIC FACILITIES

SINGLE FAMILY INSTITUTION

PUBLIC OPEN SPACE

PRIVATE OPEN SPACE

SPECIAL STUDY AREA

APPROPRIATE ZONING DESIGNATIONS

R-4; RESIDENTIAL, 4 UNITS/ACRE
R-6; RESIDENTIAL, 6 UNITS/ACRE

R-8; RESIDENTIAL, 8 UNITS/ACRE
R-12; RESIDENTIAL, 12 UNITS/ACRE

R-12; RESIDENTIAL, 12 UNITS/ACRE
R-16; RESIDENTIAL, 16 UNITS/ACRE
R-24; RESIDENTIAL, 24 UNITS/ACRE
R-48; RESIDENTIAL, 48 UNITS/ACRE

R-8; RESIDENTIAL, 8 UNITS/ACRE
R-12; RESIDENTIAL, 12 UNITS/ACRE
R-16; RESIDENTIAL, 16 UNITS/ACRE
R-24; RESIDENTIAL, 24 UNITS/ACRE
R-48; RESIDENTIAL, 48 UNITS/ACRE
O; OFFICE
NB; NEIGHBORHOOD BUSINESS
CB; COMMUNITY BUSINESS
RB; REGIONAL BUSINESS
I; INDUSTRIAL

CB; COMMUNITY BUSINESS
NB; NEIGHBORHOOD BUSINESS
RB; REGIONAL BUSINESS
I; INDUSTRIAL
O; OFFICE

RB; REGIONAL BUSINESS
CB; COMMUNITY BUSINESS
I; INDUSTRIAL
O; OFFICE

UNDERLYING ZONING REMAINS

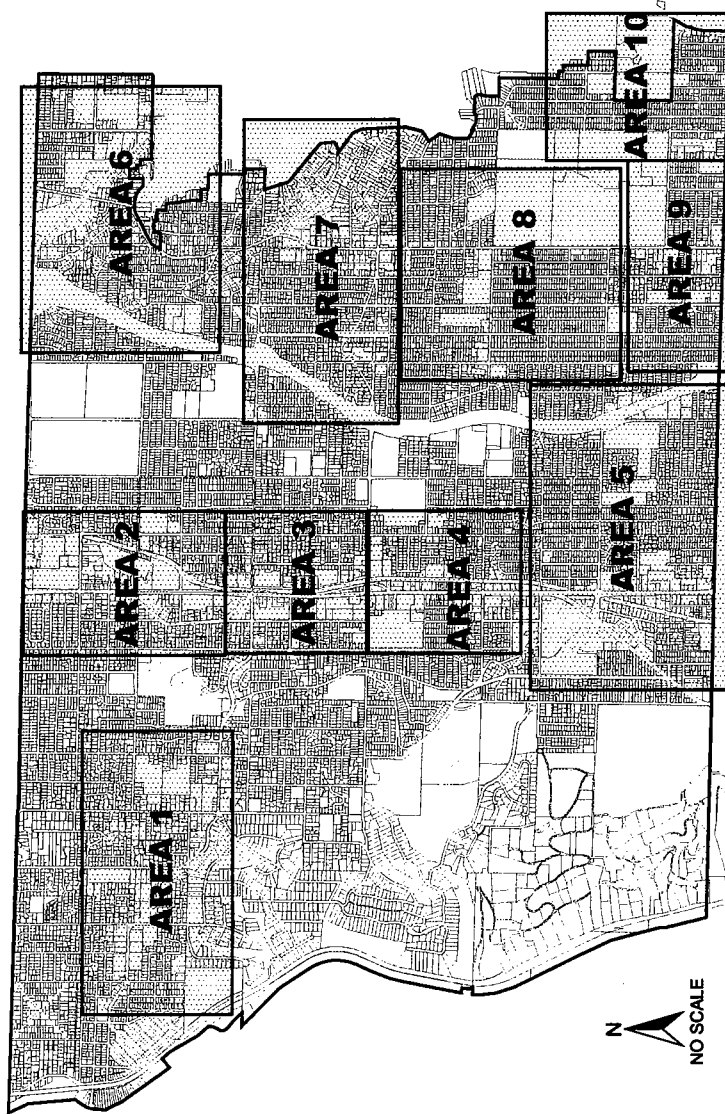
UNDERLYING ZONING REMAINS

UNDERLYING ZONING REMAINS

UNDERLYING ZONING REMAINS

UNDERLYING ZONING REMAINS

* INDICATES A TEXT AMENDMENT HAS BEEN SUBMITTED TO MAKE THESE ZONES
CONSISTENT WITH COMPREHENSIVE PLAN LAND USE DESIGNATION.



VICINITY MAP:

THE MAPS IN THIS BOUND SET ARE ENLARGEMENTS OF THE AREAS SHOWN ABOVE

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CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

MAP READING INSTRUCTION

PAGE 2

A sample map excerpts of inconsistent parcels is shown at right.
All inconsistent parcels are shown in the maps that follow.

This sample illustrates Area 1 (Richmond Beach), Bundles A, B, and H.
The information contained on this map includes:

Zoning (color)
Comprehensive Plan Inconsistency (pattern), and
Bundle (heavy line around patterned parcels).

Area 1-Bundle A

The drawing shows that two parcels have a zoning designation of "neighborhood business" (light purple color) and an inconsistent comprehensive plan designation of "high density residential" (horizontal line pattern).

The consistency table on the front page of this map folio indicates that "neighborhood business" is not a consistent zone for "high density residential," and therefore it appears on the map as "inconsistent." After utilizing the criteria in Attachment I Section L, Planning Commission has recommended a change to the Comprehensive Plan Land use map for this bundle to "mixed use".

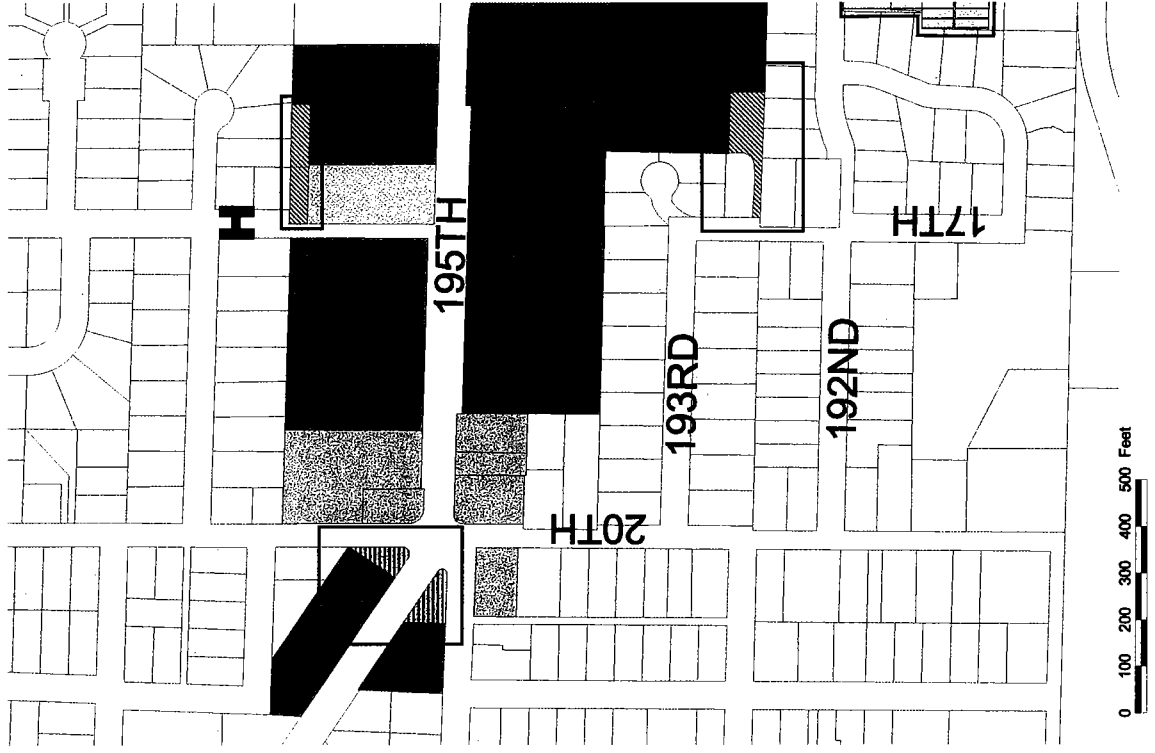
This proposed change to the Land Use Map would not require any further change to the Zoning Map.

Area 1-Bundle B

The drawing indicates that this parcel has a zoning designation of "R-24" (dark orange/red color) and a land use designation of "low density residential" (45 degree angle line pattern). After application of the criteria, Attachment I, Section L Planning Commission recommends a zoning map change to R-6 for consistency on this parcel.

These are just two examples of the 65 bundles that require reconciliation.

The following sheets in this map folio describe the methods of reconciliation for each inconsistent parcel in the City.



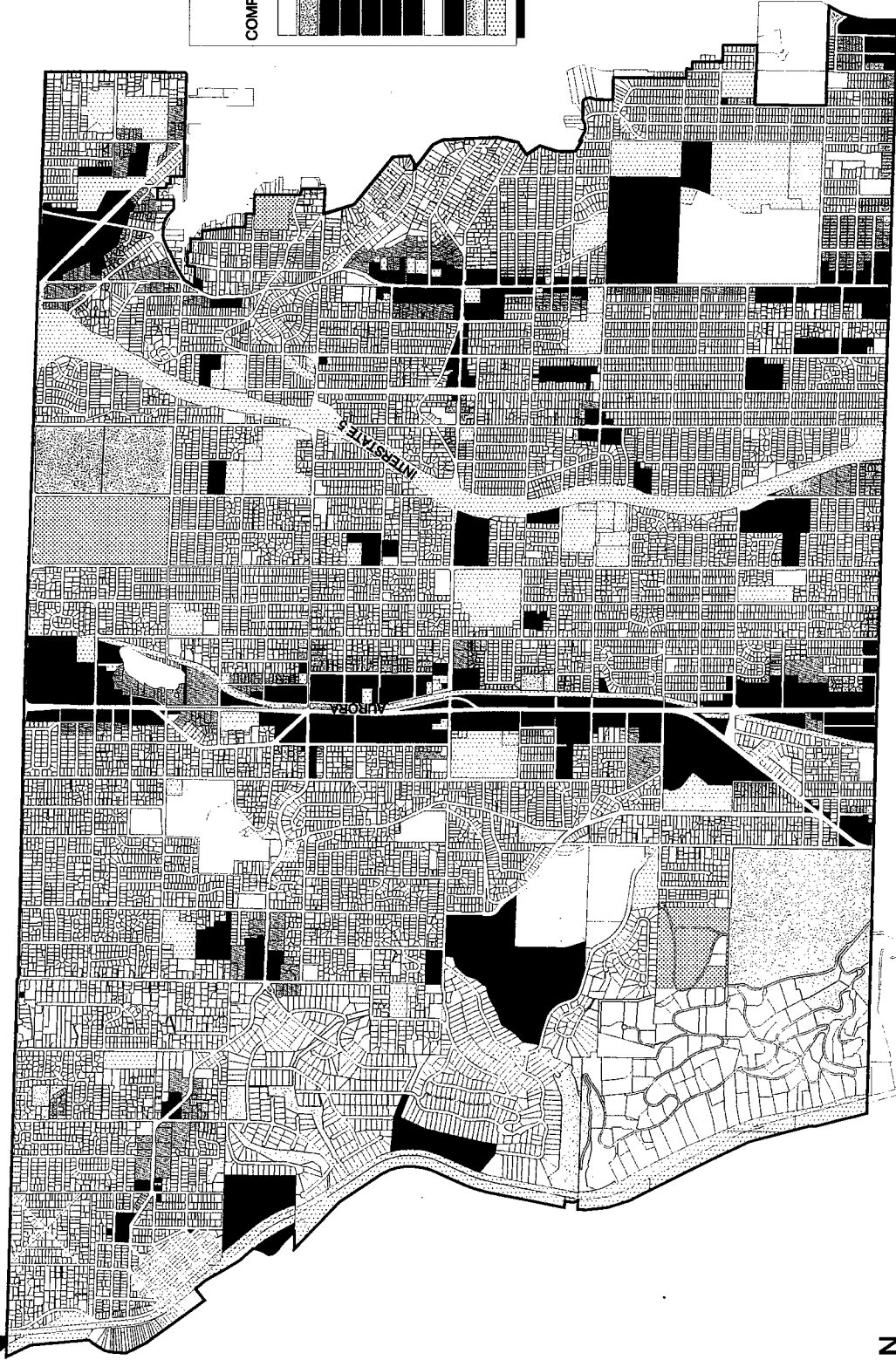


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

COMPREHENSIVE PLAN

PAGE 3



LEGEND

COMPREHENSIVE PLAN DESIGNATION

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Community Business
- Regional Business
- Public Facilities
- Single Family Institution
- Public Open Space
- Private Open Space
- Special Study Area



0 0.5 1 Miles



CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 1

PAGE 4

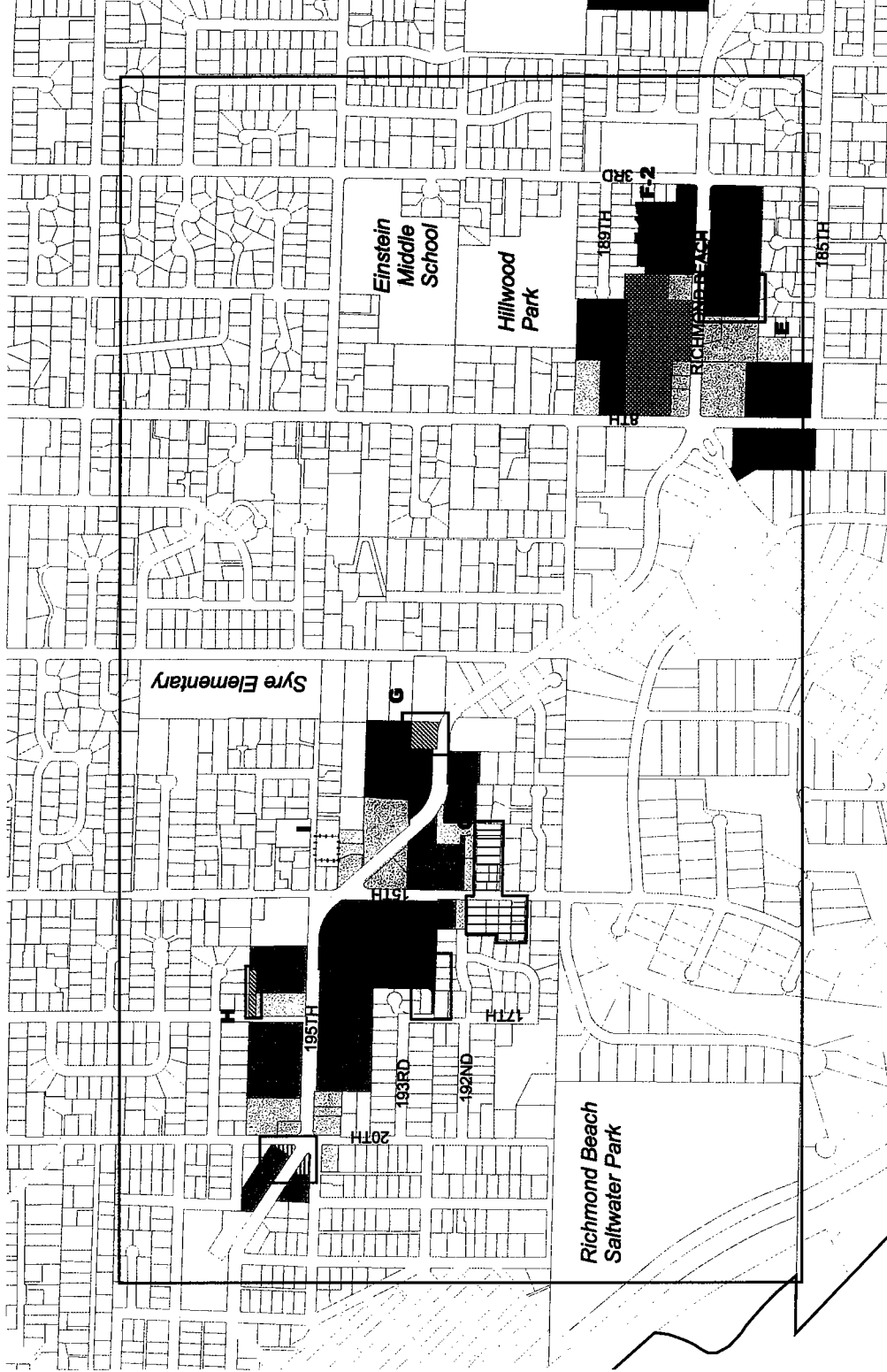
LEGEND

ZONING

- R-4: Residential, 4 units/acre
- R-6: Residential, 6 units/acre
- R-8: Residential, 8 units/acre
- R-12: Residential, 12 units/acre
- R-18: Residential, 18 units/acre
- R-24: Residential, 24 units/acre
- CZ: Contract Zone
- R-48: Residential, 48 units/acre
- NB: Neighborhood Business
- CB: Community Business
- RB: Regional Business
- O: Office
- I: Industrial
- Future North City Business District

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

- Low Density Res
- Med Density Res
- High Density Res
- Mixed Use
- Comm Business
- Regional Business



PROPOSED AMENDMENTS

BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
1-A	High Density	Mixed Use	NB	NB	-2
1-B	Low Density	Low Density	R-8	R-8	0
1-C	Medium Density	Medium Density	R-8	R-8	0
1-D	High Density	High Density	R-48	R-48	0
1-E	Low Density	Mixed Use	O	O	-10
1-F	Low Density	High Density	R-24	R-24	0
1-G	Low Density	Low Density	R-6	R-6	0
1-H	Low Density	Low Density	R-12	R-6	0
1-I	Low Density	Low Density	No Change (Applicant Requested Mixed Use)	No Change	0

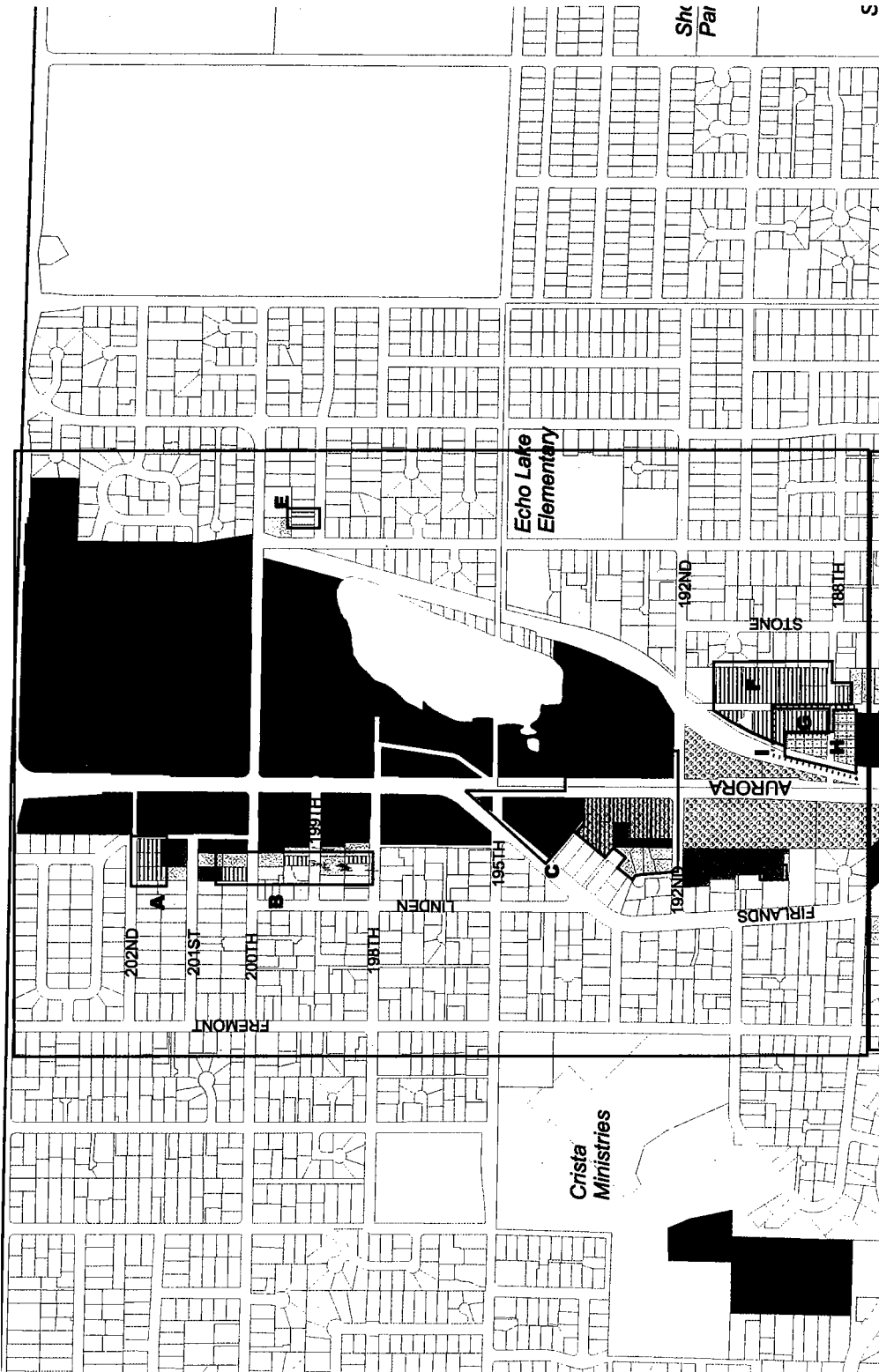


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 2

PAGE 5



LEGEND

ZONING

- R-4: Residential, 4 units/acre
- R-6: Residential, 6 units/acre
- R-8: Residential, 8 units/acre
- R-12: Residential, 12 units/acre
- R-18: Residential, 18 units/acre
- R-24: Residential, 24 units/acre
- CZ: Contract Zone
- R-48: Residential, 48 units/acre
- NB: Neighborhood Business
- CB: Community Business
- RB: Regional Business
- O: Office
- I: Industrial
- Future North City Business District

INCONSISTENT PARCELS

GROUPED BY

LAND USE DESIGNATION

- Low Density Res
- Med Density Res
- High Density Res
- Mixed Use
- Comm Business
- Regional Business



0 200 400 600 800 1000 Feet

PROPOSED AMENDMENTS

BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
2-A	High Density	Low Density	R-6	R-6	-10
2-B	High Density	High Density	R-12	R-12	0
2-C	High Density	Mixed Use	R-12, R-18, R-24, I, RB	R-12, R-18, R-24, I, RB	-52
2-D	Low Density	Low Density	R-6	R-6	0
2-E	Medium Density	Low Density	R-6	R-6	-1
2-F	High Density	Mixed Use	R-6	R-6	-27
2-G	High Density	Mixed Use	R-6	R-6	-17
2-H	Regional Business	Mixed Use	R-6	R-6	15
2-I	Regional Business/High Density	No Change, See Bundles 2-G & 2-H	R-6	No Change, See Bundles 2-G & 2-H	0

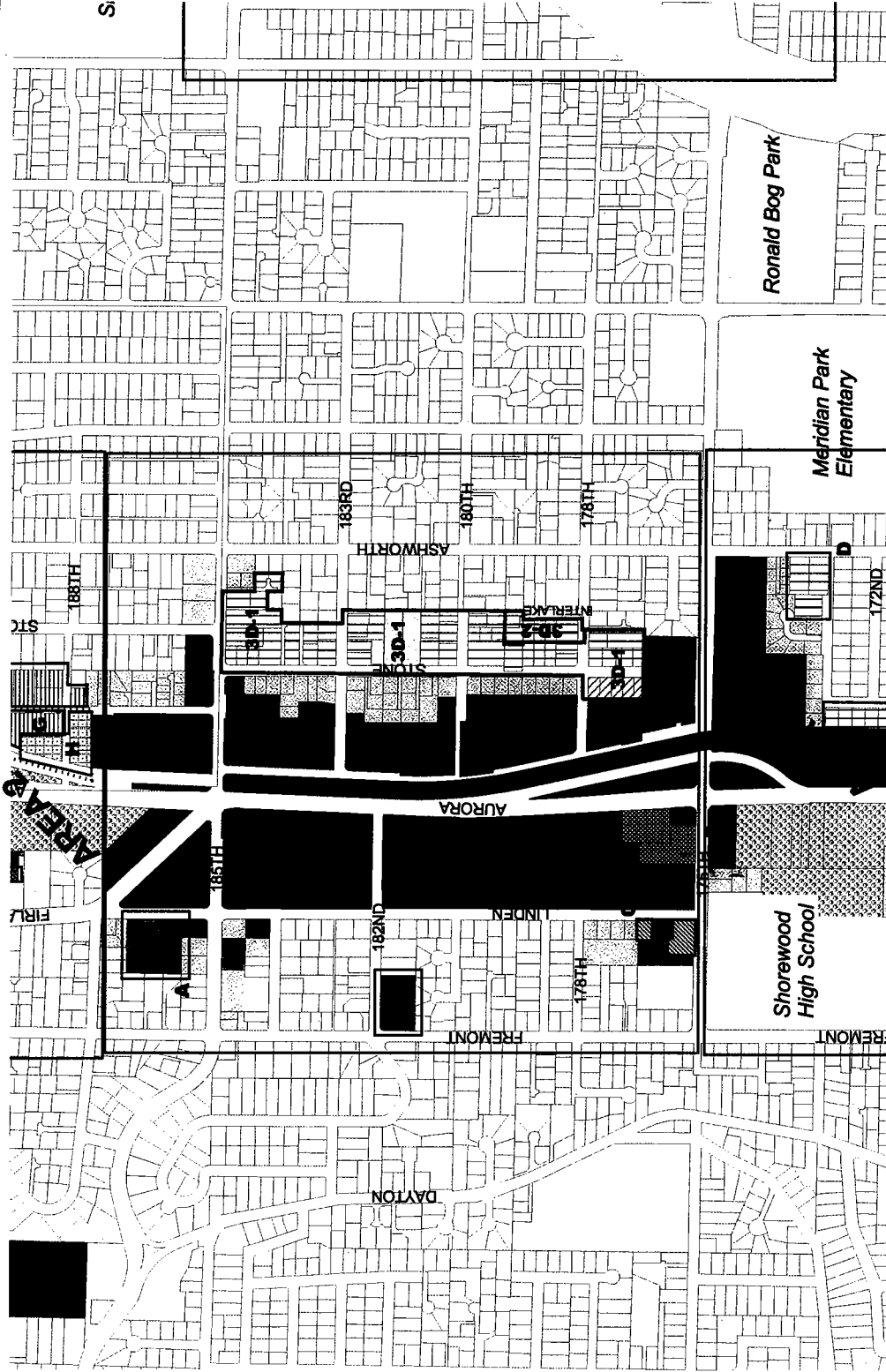


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 3

PAGE 6



LEGEND

ZONING

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
- NB; Neighborhood Business
- CB; Community Business
- RB; Regional Business
- O; Office
- I; Industrial
- Future North City Business District

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

- Low Density Res
- Med Density Res
- High Density Res
- Mixed Use
- Comm Business
- Regional Business



PROPOSED AMENDMENTS

BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
3-A	Medium Density				
3-B	Low Density	Mixed Use	R-18	R-18	9
3-C	Low Density	Mixed Use	O, R-12	O	8
3-D	Mixed Use, Medium Density	Mixed Use, Medium Density	R-6	O, R-12	6
				R-8	0

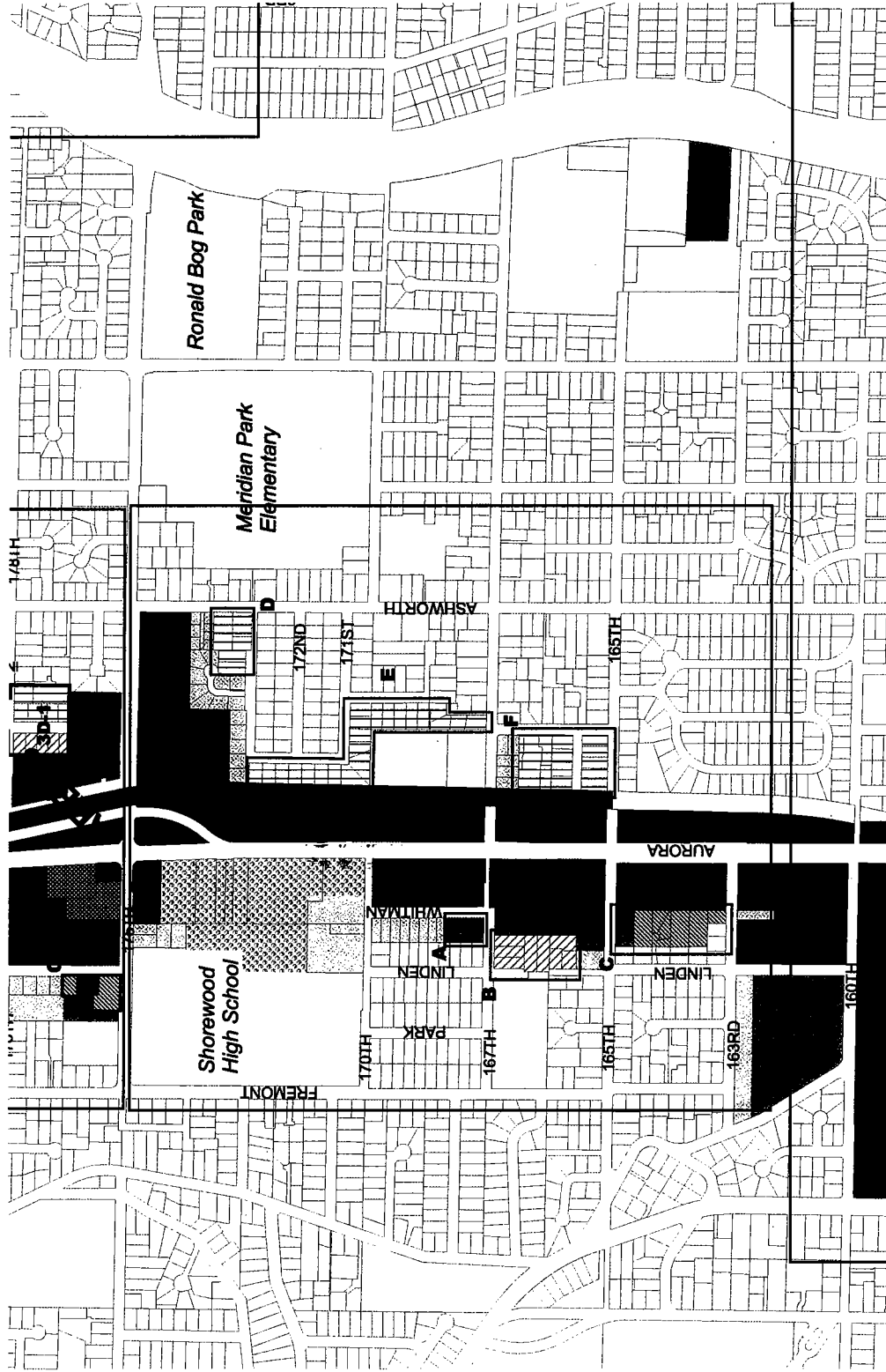


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 4

PAGE 7



LEGEND

ZONING

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
- NB; Neighborhood Business
- CB; Community Business
- RB; Regional Business
- O; Office
- I; Industrial
- Future North City Business District

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

- Low Density Res
- Med Density Res
- High Density Res
- Mixed Use
- Comm Business
- Regional Business



0 200 400 600 800 1000 Feet

PROPOSED AMENDMENTS

BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
4-A	Medium Density	High Density	R-18	R-18	7
4-B	Mixed Use	Mixed Use	R-8	R-8	0
4-C	Low Density	Low Density	R-12, R-18	R-12, R-18	0
4-D	Medium Density	Medium Density	R-6	R-6	0
4-E	Medium Density	Low Density	R-6	R-6	-13
4-F	Medium Density	Medium Density	R-12	R-12	0

LEGEND

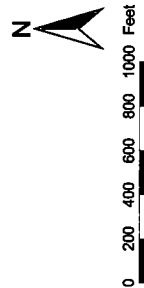
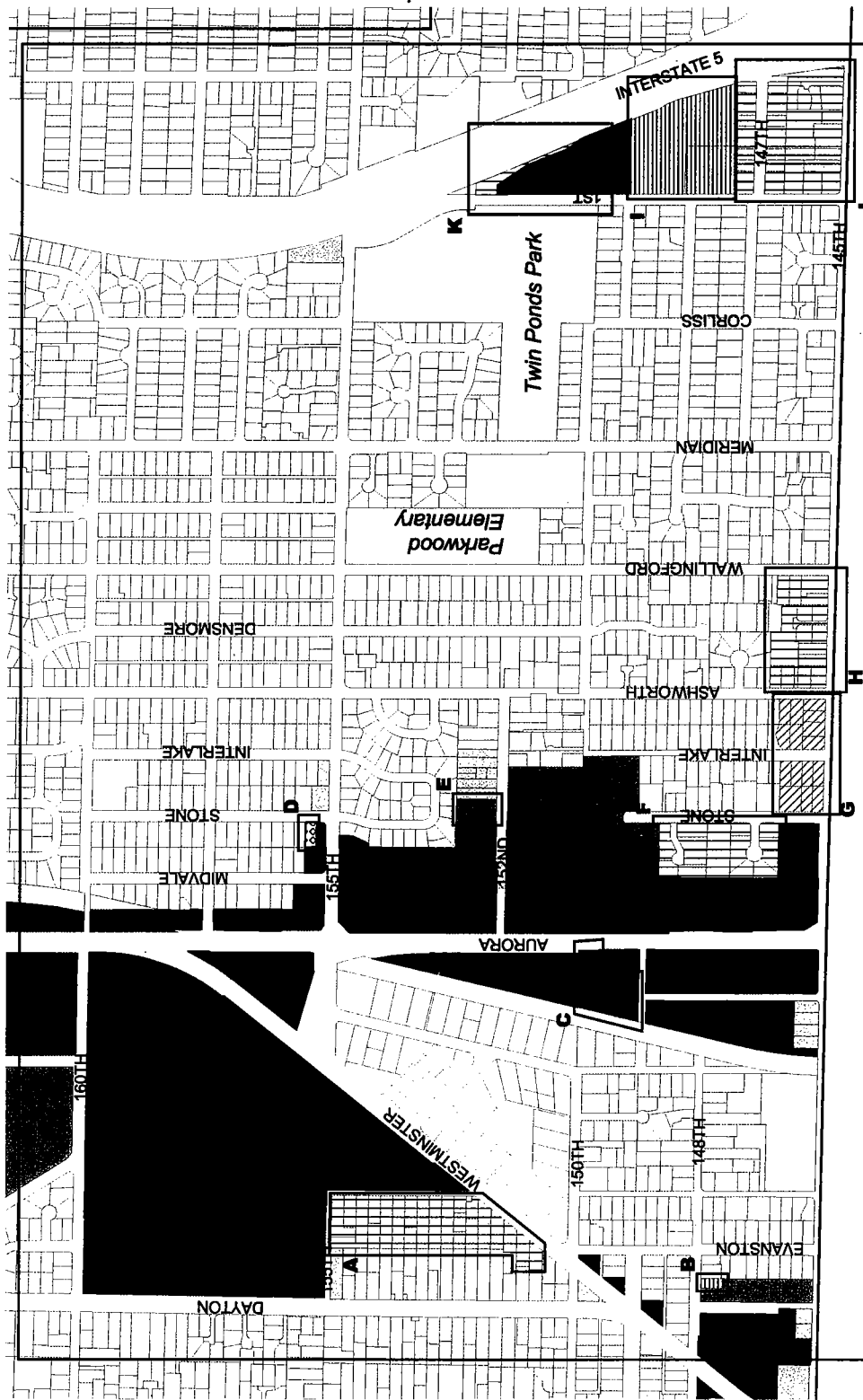
ZONING

- R-4; Residential, 4 units/acre
 R-6; Residential, 6 units/acre
 R-8; Residential, 8 units/acre
 R-12; Residential, 12 units/acre
 R-18; Residential, 18 units/acre
 R-24; Residential, 24 units/acre
 C-2; Contract Zone
 R-48; Residential, 48 units/acre
 NB; Neighborhood Business
 CB; Community Business
 RB; Regional Business
 O; Office
 I; Industrial
 Future North City Business District

INCONSISTENT PARCELS

LAND USE DESIGNATION

- Low Density Res
Med Density Res
High Density Res
Mixed Use
Comm Business
Regional Business



PROPOSED AMENDMENTS

BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
5-A	Medium Density	Medium Density	R-8	R-8	0
5-B	High Density	High Density	R-6	R-18	0
5-C	High Density	Community Business	RB	RB	-35
5-D	Community Business	Community Business	R-6	R-12	0
5-E	Medium Density	High Density	R-18	R-18	7
5-F	Medium Density	Low Density	R-6	R-6	-12
5-G	Medium Density	Medium Density	R-8	R-8	0
5-H	Mixed Use	Medium Density	R-8	R-8	0
5-I	High Density	High Density	R-8	R-12	0
5-J	Medium Density	Medium Density	R-8	R-8	0
5-K	Medium Density	High Density	R-24	R-24	49

PROPOSED AMENDMENTS					
BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
6-A	High Density	High Density	R-5	R-18	0
6-B	Mixed Use	Mixed Use	R-8	R-24	0
6-C	High Density	High Density	CB	CB	-6
6-D	Low Density	Medium Density	R-12	R-12	1

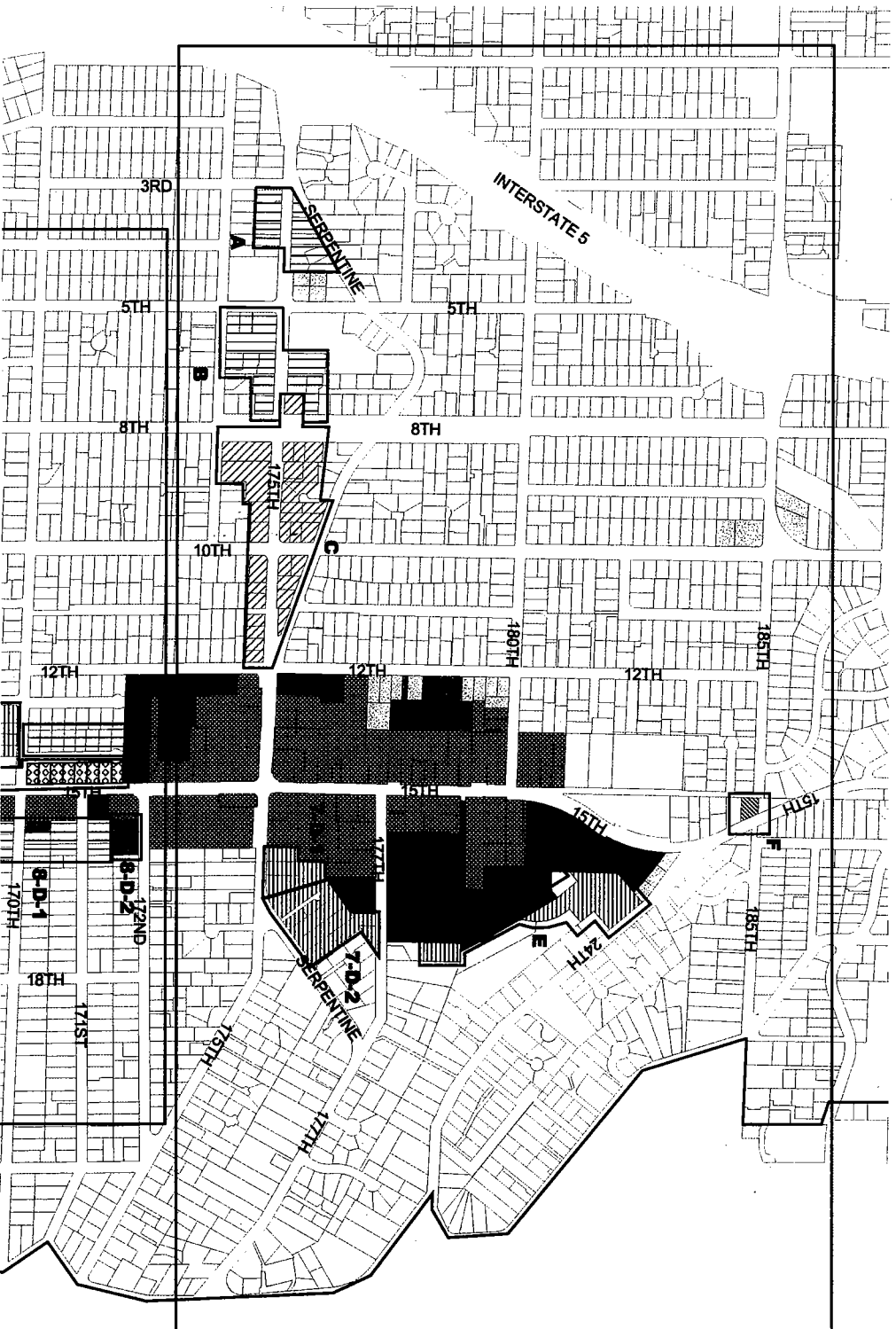


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 7

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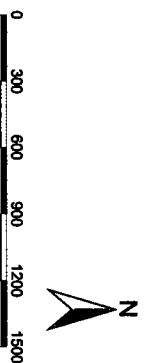
LEGEND

ZONING

- R-4: Residential, 4 units/acre
- R-6: Residential, 6 units/acre
- R-8: Residential, 8 units/acre
- R-12: Residential, 12 units/acre
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INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

- Low Density Res
- Med Density Res
- High Density Res
- Mixed Use
- Comm Business
- Regional Business



PROPOSED AMENDMENTS

BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
7-A	Medium Density	Medium Density	R-6	R-6	0
7-B	Medium Density	Medium Density	R-6	R-6	0
7-C	Mixed Use	Mixed Use	R-6	R-6	0
7-D-1	High Density	High Density	R-6	R-12	0
7-D-2	High Density	High Density	R-6	R-6	43
7-E	High Density	High Density	R-6	R-6	0
7-F	Low Density	Low Density	R-12	R-24	0



CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 8
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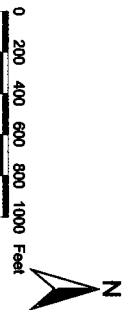


LEGEND

- ZONING**
- R-4: Residential, 4 units/acre
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 - R-8: Residential, 8 units/acre
 - R-12: Residential, 12 units/acre
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INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

- Low Density Res
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PROPOSED AMENDMENTS

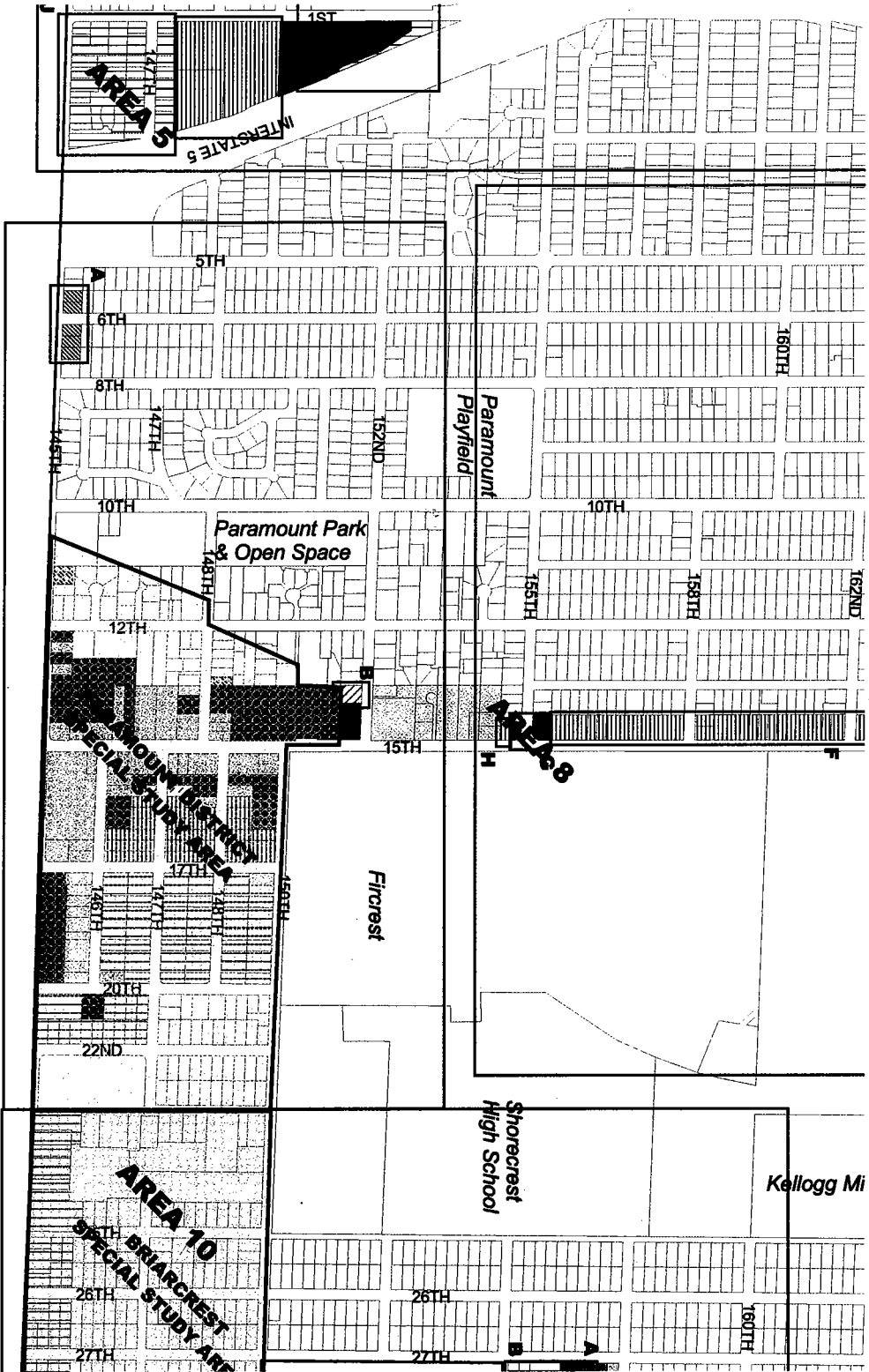
BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
B-A	Medium Density	Low Density	R-6	R-6	4
B-B	Community Business	Low Density	R-6	R-6	20
B-C	High Density	Low Density	R-6	R-6	-76
B-D-1	Medium Density	Low Density	R-6	R-6	0
B-D-2	Medium Density	Low Density	R-6	R-6	0
B-E	Medium Density	Low Density	R-6	R-6	-2
B-F	High Density	Low Density	R-6	R-6	-106
B-G	High Density	Low Density	R-6	R-6	-4
B-H	High Density	Low Density	R-6	R-6	-1
B-I	High Density	Low Density	R-6	R-6	12
B-J	Medium Density	Low Density	R-6	R-6	3

CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 9

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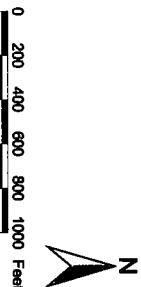


LEGEND

- ZONING**
- R-4: Residential, 4 units/acre
 - R-6: Residential, 6 units/acre
 - R-8: Residential, 8 units/acre
 - R-12: Residential, 12 units/acre
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 - R-24: Residential, 24 units/acre
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INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

- Low Density Res
- Med Density Res
- High Density Res
- Mixed Use
- Comm Business
- Regional Business



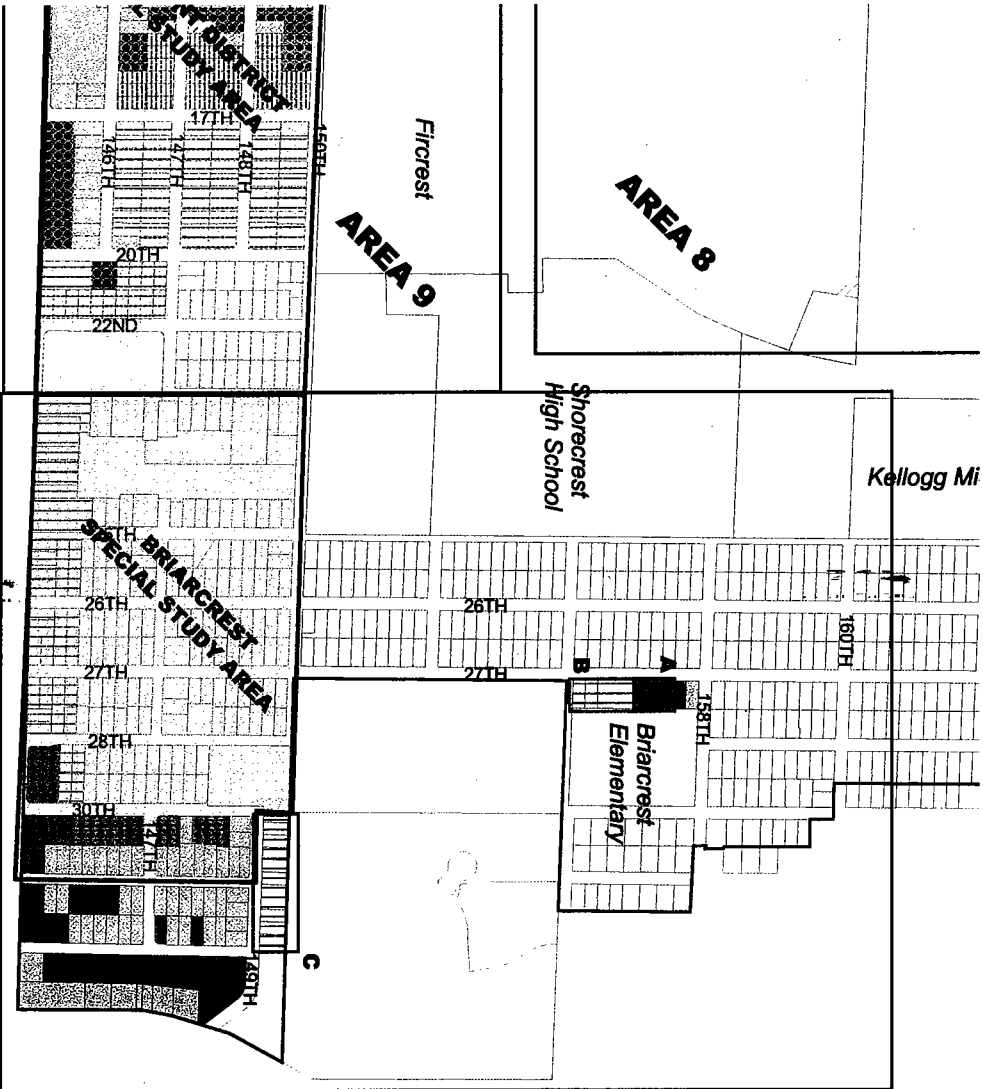
PROPOSED AMENDMENTS

BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION	UNITS LOST OR GAINED
9-A	Low Density	Medium Density	R-12	R-12	3
9-B	Mixed Use	Mixed Use	R-6	R-8	0



CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001



LEGEND

ZONING

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- R-8: Residential, 8 units/acre
- R-12: Residential, 12 units/acre
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- R-24: Residential, 24 units/acre
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INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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- Mixed Use
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- Regional Business

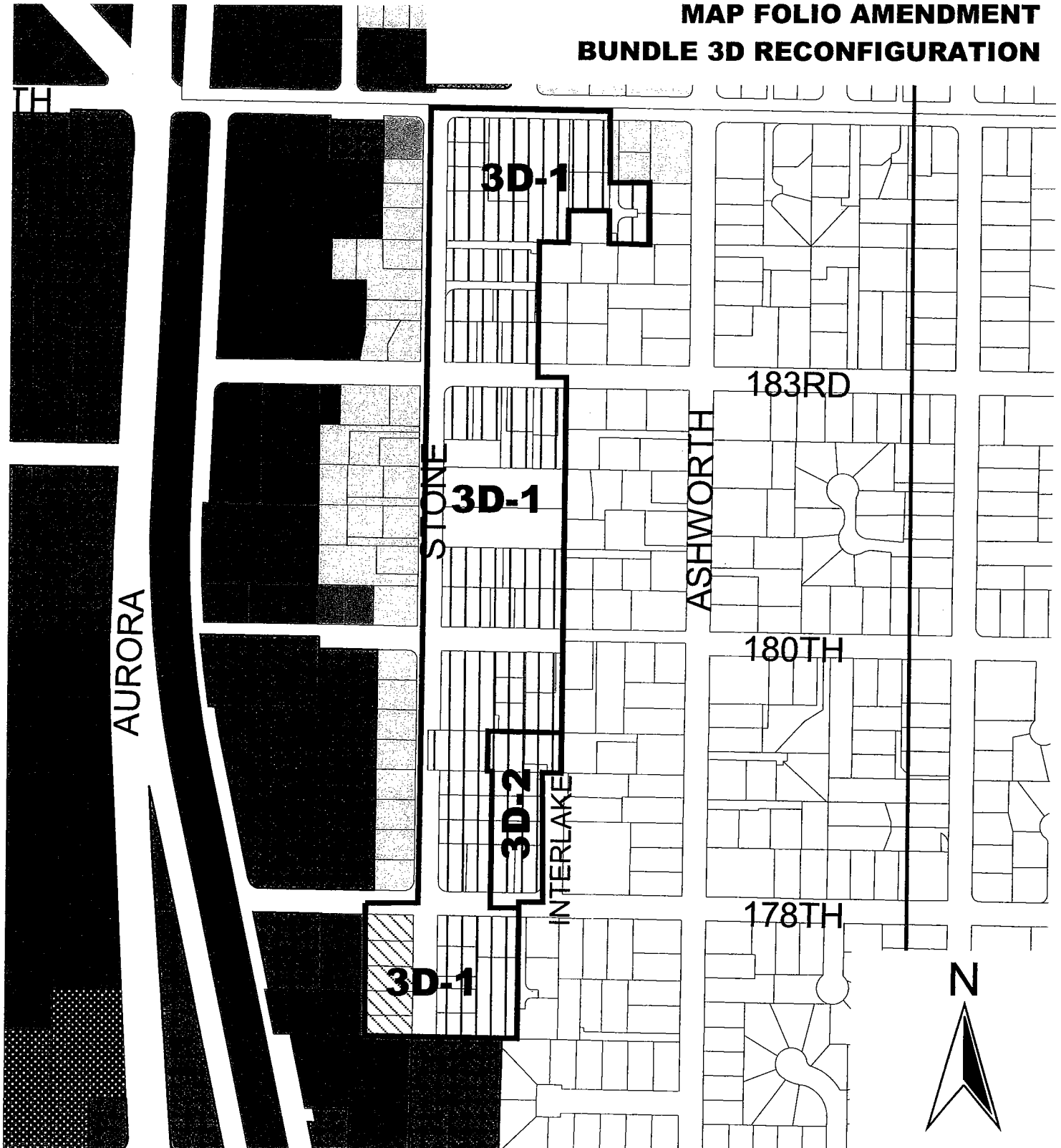


PROPOSED AMENDMENTS				
BUNDLE	CURRENT COMP PLAN DESIGNATION	PROPOSED COMP PLAN DESIGNATION	CURRENT ZONING DESIGNATION	PROPOSED ZONING DESIGNATION
10A	Medium Density	Mixed Use	R-18	R-18
10B	Medium Density	Low Density	R-8	R-8
10C	Medium Density	Low Density	R-8	R-8
				UNITS LOST OR GAINED
				2
				-3

COPY

Attachment to Rezoning No 1521

**ATTACHMENT A:
MAP FOLIO AMENDMENT
BUNDLE 3D RECONFIGURATION**



RECONCILIATION MEASURES:

BUNDLE	EXISTING COMP PLAN	PROPOSED COMP PLAN	EXISTING ZONING	PROPOSED ZONING
3D-1	Medium Density and Mixed Use	Medium Density and Mixed Use	R-6	R-8
3D-2	Medium Density Residential	Low Density Residential	R-6	R-6