

ORIGINAL

ORDINANCE NO. 507

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE COMPREHENSIVE PLAN TO RENAME THE SINGLE FAMILY LAND USE DESIGNATION AS CAMPUS; ESTABLISH THAT A DESIGNATION OF A NEW CAMPUS LAND USE AND THE ADDITION OF NEW USES TO AN EXISTING CAMPUS REQUIRE AN AMENDMENT TO THE COMPREHENSIVE PLAN; AND AMENDING DEVELOPMENT REGULATIONS BY CREATING A CAMPUS ZONING DESIGNATION AND ADOPTING A MASTER DEVELOPMENT PLAN PROCESS

WHEREAS, the Growth Management Act requires Cities to consider amendments to the Comprehensive Plan only once a year; and the City has considered amendments submitted during 2007

WHEREAS, The Planning Commission considered Comprehensive Plan amendments logged in during calendar year 2007 together with implementing regulations at a study session on April 17, 2008 and a Public Hearing held on May 1, 2008 with a continuation to May 15, 2008; and

WHEREAS, City's Responsible Official issued a DNS on the Comprehensive Plan and Development Code Amendments on May 1, 2008; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20.30.340 and .350 for adoption of amendments to the Comprehensive Plan and Development Code; now therefore

THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Comprehensive Plan Amendment. The Shoreline Comprehensive Plan is amended as follows:

- a. Figure LU-1 of the Comprehensive Plan is amended as set forth in Exhibit A attached hereto.
- b. New policies LU 43.1, 43.2, 43.3 and 43.4 are added to the Shoreline Comprehensive Plan as set forth in Exhibit B attached hereto.

ORIGINAL

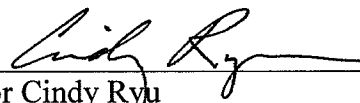
- c. The Glossary and policies LU 40, LU 43, LU 74, LU 75, and H 10 of the Comprehensive Plan are amended as set forth in Exhibit B.
- d. Comprehensive Plan policies LU 76 and LU 77 are repealed as set forth in Exhibit B.

Section 3. Zoning Map Amendment. The Official Zoning Map is amended as set forth in Exhibit C.

Section 4. New Sections; Amendments. New sections 20.20.036, 20.30.353, 20.40.045, 20.40.150 and 20.100.010 are added to the Shoreline Municipal Code as set forth in Exhibit D attached hereto. Tables 20.30.060 and 20.40.020, and section 20.40.050 of the Municipal Code are amended as set forth in Exhibit D.

Section 5. Effective Date. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

ADOPTED BY THE CITY COUNCIL ON DECEMBER 8, 2008.



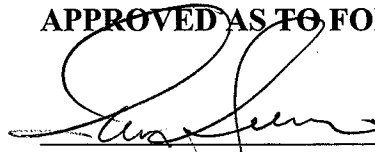
Mayor Cindy Ryu

ATTEST:



Scott Passey
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Publication Date: December 11, 2008
Effective Date: December 16, 2008



Representation of Official
Land Use Map Adopted By
City Ordinance No. 292 and 388.

Legend

- Low Density Residential
Medium Density Residential
High Density Residential
Mixed Use
Community Business
Regional Business
Public Facilities
Campus
Special Study Area
Ballinger Special Study Area
Briarcrest Special Study Area
North City Business District
Paramount Special Study Area
Private Open Space
Public Open Space



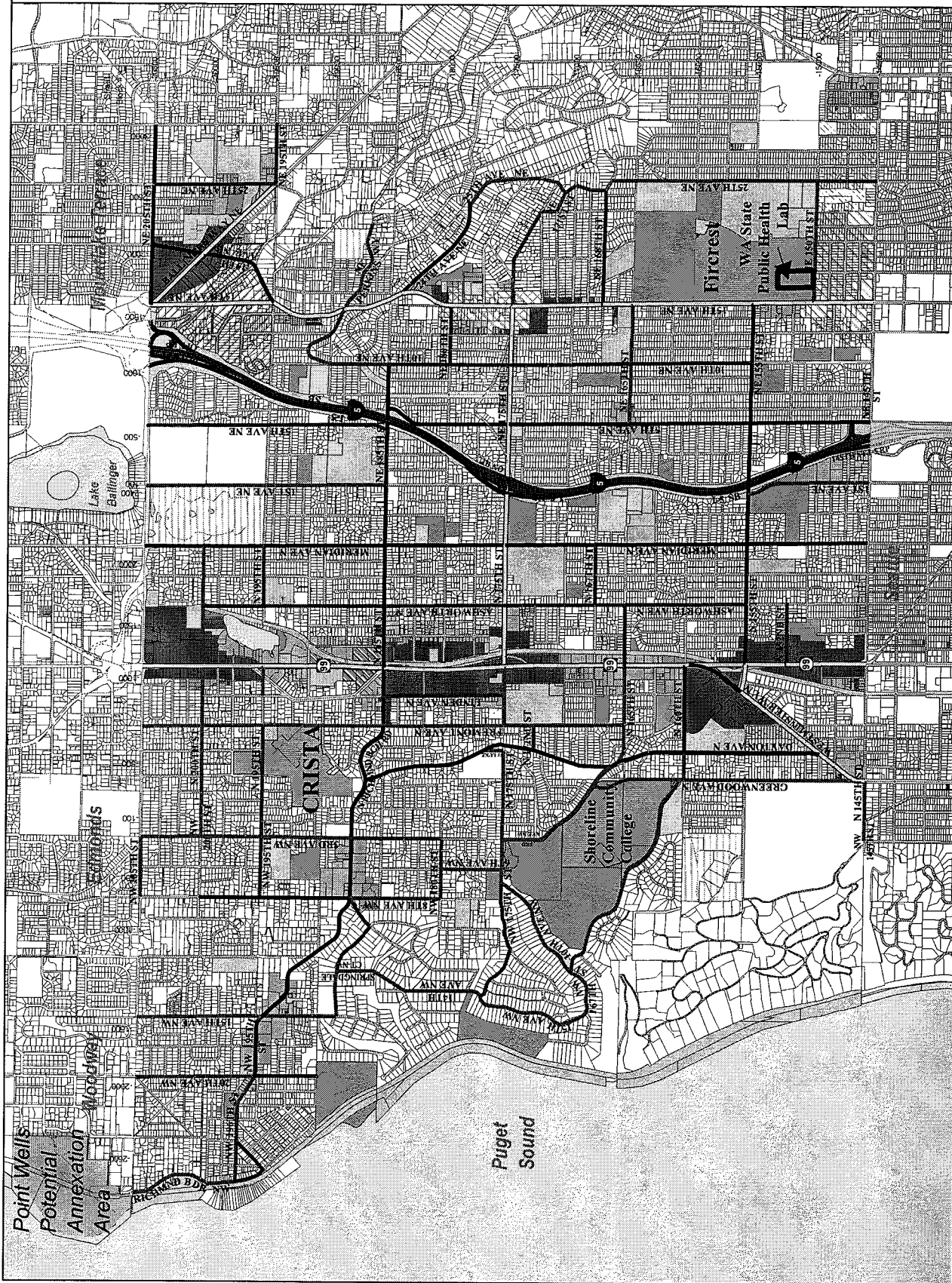
This map is NOT an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Exhibit A

DRAFT prepared for
Ordinance 507
Version 2

Comprehensive Plan Land Use

Updated 11/24/2008



GLOSSARY

Master Development Plan

A plan that establishes site specific development standards for an area designated Campus or Essential Public Facility as defined in the Comprehensive Plan. Master Development Plans incorporate proposed development, redevelopment and/or minor expansion of uses as authorized in the Development code.

LU40: Master Plan areas Create subarea plans for of the Aurora Corridor to include smaller city blocks, a park/plaza in the Seattle City Light Right-of-Way, a transit center, and large public areas for a mix of city activities.

LU43: ~~The Single Family Institution/Campus land use designation applies to a number~~ four ~~of institutions within the community that serve a regional clientele on a large campus. Existing uses in these areas shall constitute allowed uses in the City's Development Code. If development of any new use or uses is proposed on a site that is designated Campus, an amendment to the Comprehensive Plan and Development Code will be required. It is anticipated that the underlying zoning for this designation shall remain the same unless a Master Plan Area is adopted as an amendment to the Comprehensive Plan creating a special district. All development within the Campus Land Use shall be governed by a Master Development Plan.~~

These areas include:

1. CRISTA Ministries Campus: CRISTA Ministries is an approximately 55 acre campus that provides such services and uses as education, senior care and housing, broadcasting, headquarters for humanitarian missions, relief and aid to those in need and specialized camps. Although the services that are provided are not public, the campus provides housing for nearly 700 senior citizens, and education for 1,200 Pre-K to High School students.

2. Fircrest Campus: The Fircrest Campus is an approximately 83 acre site. Existing uses include the Fircrest School, a state operated Residential Habilitation Center with a physical capacity for 300 residents with supporting services that serves the needs of persons with developmental disabilities; gymnasium; indoor swimming pool; small scale manufacturing plant; food storage, repackaging, and distribution facility and two nonprofit tenants.

3. Public Health Laboratory Campus: An approximately 7 acre site with existing uses that include the Washington State Department of Health Laboratory that provides a wide range of diagnostic and analytical services for the assessment and monitoring of infectious, communicable, genetic, chronic diseases and environmental health concerns for the State of Washington. An expansion of such existing uses may be considered as part

of a Master Development Plan, provided such uses and services do not exceed Bio Safety Level 3 (BSL 3) laboratory uses as currently defined.

4. Shoreline Community College Campus: Shoreline Community College is an approximately 79 acre state operated community college. The College provides academic, professional, technical and workforce training programs, continuing education and community involvement programs to meet the lifelong learning needs of the community. The College also includes a mix of support uses and services for students and the community such as retail, restaurant, childcare, conference rooms, dental hygiene clinic, library, theater, bus stops and recreational facilities.

Existing uses in these areas as of Ordinance #507 Adoption Date (projected to be December 8, 2008) shall constitute allowed uses in the City's development code. If development of any new use or uses is proposed on a site that is designated Campus Land Use, an amendment to the Comprehensive Plan and the Development Code will be required.

LU74: All new Essential Public Facilities and substantial modifications to existing Essential Public Facilities shall be required to undergo a siting process by the City of Shoreline except that where site-specific standards are in place such as a Master Development Plan or Subarea Plan for the proposed Essential Public Facilities, those specific standards will apply to development. Facility siting shall consider:

- consistency with locations identified as appropriate for public purposes on the Land Use Element Map;
- compatibility with adjacent land uses;
- fair distribution of public facilities throughout the City;
- reduction of sprawl development;
- promotion of economic development and employment opportunities;
- protection of the environment;
- positive fiscal impact and on-going benefit to the host jurisdiction;
- consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design);
- ability to meet zoning criteria for Special Permits as defined in the Shoreline Municipal Code;
- public health and safety;
- forecasted regional or state-wide need;
- ability of existing facilities to meet that need;
- compatibility with this Comprehensive Plan;
- evaluation in context of agency or district plan (and consistency with this agency or district plan); and
- analysis of alternative sites; and
- ~~provide a public review process that includes, at a minimum, public notice and a public comment period. Special permits and Master Plans may require public meetings and/or a public hearing process.~~

The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.

LU 75: All new Essential Public Facilities and redevelopment, expansion of a use and/or change of a use of an existing Essential Public Facility shall be required to undergo development review by the City of Shoreline. A Master Development Plan is encouraged for Essential Public Facilities. Development standards and review criteria shall consider:

- the types of facility uses and operations and their impacts;
- compatibility of the proposed development, expansion or change of use, with the development site, with neighboring properties and with the community as a whole;
- environmental review pursuant to State Environmental Policy Act (SEPA Rules WAC 197-11); and
- development standards to mitigate aesthetic and functional impacts to the development site and to neighboring properties.

~~LU 76: A Master Plan is encouraged for Essential Public Facilities. The purpose of the Master Plan is to incorporate all proposed new development, redevelopment and/or expansion of an existing development. A Master Plan is a comprehensive long-range plan for the use of the property. Its purpose is to guide the growth and development of the facility so that they serve their users and benefit the community.~~

~~A Master Plan shall include:~~

- ~~▪ a Statement of Justification for the proposed development;~~
- ~~▪ a narrative description and drawings of uses existing on the site (including historic sites and environmentally critical areas);~~
- ~~▪ uses to be developed on site;~~
- ~~▪ location of existing/proposed uses;~~
- ~~▪ bulk and scale of existing/proposed uses;~~
- ~~▪ conceptual architectural design of proposed structures/integration of new and existing uses OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;~~
- ~~▪ existing/conceptual proposed landscaping (native vegetation and decorative plantings) OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;~~
- ~~▪ existing/conceptual proposed access, parking plans;~~
- ~~▪ buffers, as appropriate, between on-site uses;~~
- ~~▪ buffers between the site and surrounding properties; and~~
- ~~▪ an environmental analysis including impacts and proposed mitigation for noise, light, glare, and any other environmental impacts to be expected from the use.~~

~~A Master Plan may be revised for proposed new development subject to Master Plan regulations. Master Plan amendments should occur concurrently with the City's process for amending the Comprehensive Plan, and should include a public participation process.~~

ORIGINAL

Ordinance No. 507 Exhibit B

~~LU77: When a Master Plan is accepted by the City, an overlay designation will be placed upon the property, indicating that the Master Plan is the governing document for new development or redevelopment. Specific project applications under an approved conceptual Master Plan may require site plan review. This review would ensure that the specific projects are consistent with the Master Plan and conform to applicable implementation regulations. Building permits will be required for all new construction. Any proposed development that is not in the approved Master Plan will be considered under a Development Permit Application or a Special Use Permit and will be reviewed through the underlying Land Use Designation/Zoning regulations.~~

H10: Provide opportunities and incentives through the Planned Unit Development (PUD) or Master Development Plan process for a variety of housing types and site plan concepts that can achieve the maximum housing potential of a large site.



City of Shoreline ZONING

Representation of Official
Zoning Map Adopted By
City Ordinance No. 292.

Legend

- 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
- R-48: Residential, 48 units/acre
- PA: Planned Area
- C: Campus
- O: Office
- NB: Neighborhood Business
- CB: Community Business
- NCBD: North City Business District
- RB: Regional Business
- I: Industrial
- CZ: Contract Zone
- RB-CZ: Reg. Bus/Contract Zone
- City Park



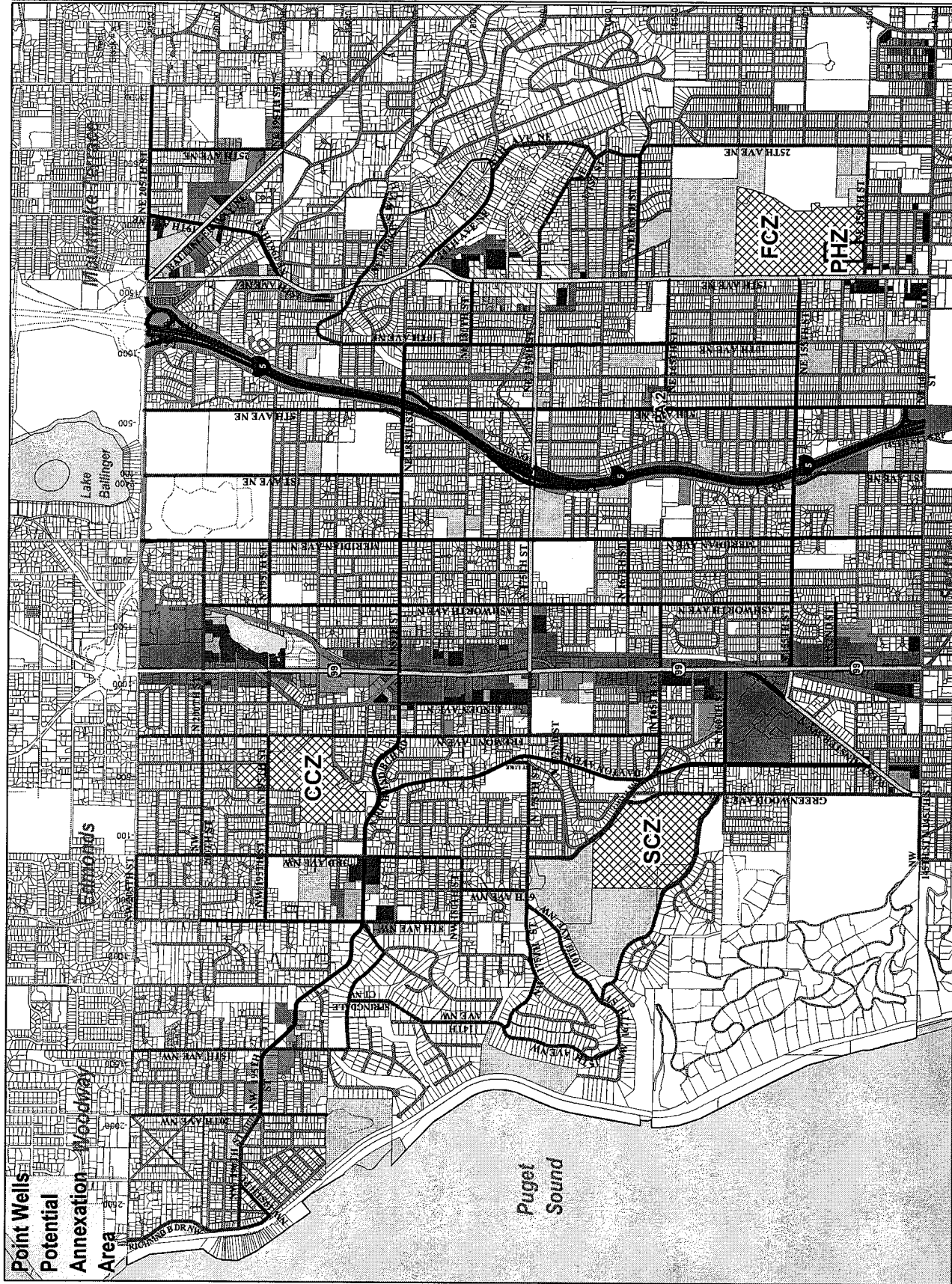
This map is NOT an official map. No warranty is made by the City of Shoreline as to the accuracy or completeness of data depicted on this map.

Exhibit C

DRAFT prepared for
Ordinance 507

Zoning

Updated 11/24/2008



20.20 Definitions**20.20.036**

Master Development Plan. A plan that establishes site specific development standards for an area designated Campus Zone or Essential Public Facility as defined in the Comprehensive Plan. Master Development Plans incorporate proposed development, redevelopment and/or expansion of uses as authorized in this Code.

Table 20.30.060 – Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions

Action	Notice Requirements for Application and Decision (5), (6)	Review Authority, Open Record Public Hearing (1)	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
Type C:					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.410
2. Rezone of Property(2) and Zoning Map Change	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.333
5. Critical Areas Reasonable Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.336
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450
7. SCTF – Special Use Permit	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.40.505
8. Street Vacation	PC (3)	PC (3)	City Council	120 days	Chapter 12.17 SMC
9. Master Development Plan (8)	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.30.353

(1) Including consolidated SEPA threshold determination appeal.

- (2) The rezone must be consistent with the adopted Comprehensive Plan.
- (3) PC = Planning Commission
- (4) HE = Hearing Examiner
- (5) Notice of application requirements are specified in SMC 20.30.120.
- (6) Notice of decision requirements are specified in SMC 20.30.150.
- (7) a. Notice of application shall be mailed to residents and property owners within 1000 feet the proposed site.
- b. Enlarged Notice of application signs (a minimum of 4 ft. X 4 ft.) as approved by the City of Shoreline shall be posted on all sides of the parcel(s) that front on a street. The Director may require additional signage on large or unusually shaped parcels.
- c. Applicants shall place a display (non legal) advertisement approved by the City of Shoreline in the Enterprise announcing the Notice of Application and Notice of Public Hearing.
- 8. Information regarding Master Development Plans will be posted on the City's website and cable access channel regarding the Notice of Application and Public Hearing.

20.30.353 Master Development Plan.

A. Purpose. The purpose of the Master Development Plan is to define the development of property zoned Campus or Essential Public Facilities in order to serve its users, promote compatibility with neighboring areas and benefit the community with flexibility and innovation. With the exception of those uses and standards contained in this section, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted outright or through conditional or special use processes in the underlying zones.

B. Decision Criteria. A Master Development Plan shall be granted by the City, only if the applicant demonstrates that:

1. The project is designated as either Campus or Essential Public Facility in the Comprehensive Plan and Development Code and is consistent with goals and polices of the Comprehensive Plan.
2. The Master Development Plan includes a general phasing timeline of development and associated mitigation.
3. The Master Development Plan meets or exceeds the current regulations for Critical Areas if critical areas are present.
4. The proposed development uses innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design (including Low Impact Development stormwater systems and substantial tree retention) to mitigate impacts to the surrounding neighborhoods.

5. There is either sufficient capacity and infrastructure (e.g. roads, sidewalks, bike lanes) in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will be adequate capacity and infrastructure by the time each phase of development is completed. If capacity or infrastructure must be increased to support the proposed Master Development Plan, then the applicant must identify a plan for funding their proportionate share of the improvements.
6. There is either sufficient capacity within public services such as water, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed Master Development Plan, then the applicant must identify a plan for funding their proportionate share of the improvements.
7. The Master Development Plan proposal contains architectural design (including but not limited to building setbacks, insets, façade breaks, roofline variations) and site design standards, landscaping, provisions for open space and/or recreation areas, retention of significant trees, parking/traffic management and multi modal transportation standards that minimize conflicts and creates transitions between the proposal site and adjacent neighborhoods and between institutional uses and residential uses.
8. The applicant shall demonstrate that proposed industrial, commercial, or laboratory uses will be safe for the surrounding neighborhood and for other uses on the Campus.

C. Amendments.

Minor amendments to an approved Master Development Plan may be approved by the Director if the amendment meets the Development Standards and criteria applicable to the zoning and requirements set forth in this section. Minor amendments include any revision or modification of the previously approved Master Development Plan that would result in any one or more of the following:

1. An increase in the square footage of any proposed building or structure by 10 percent or less; or
2. A change of 15 percent or less in the number of new parking spaces, parking spaces created by re-striping existing parking areas and/or a combination of both except for an increase in parking spaces for bicycles or electric vehicles; or
3. A change in the original phasing timeline for mitigation of the Master Development Plan; or
4. Changes to building placement when located outside of the required setbacks and any required setbacks for critical areas; or
5. A cumulative increase in impervious surface of 10% or less or a cumulative decrease in tree cover of 10% or less; or
6. Other specific changes as noted in the Master Development Plan.

Major amendments are changes that exceed the thresholds for a minor amendment or were not analyzed as part an approved Master Development Plan. Major amendments to an approved Master Development Plan shall be processed as a new Master Development Plan.

D. Development Standards

Existing uses shall be subject to the following development standards:

- a. Density is limited to a maximum of 48 units per acre;
- b. Height is limited to a maximum of 65 feet;
- c. Buildings must be setback at least 20 feet from property lines at 35' building height abutting all R-4 and R-6 zones. Above 35 feet, buildings shall be set back at a ratio of 2:1;
- d. New building bulk shall be massed to have the least impact on neighboring single-family neighborhood(s) and development on Campus;
- e. At a minimum, landscaping along interior lot lines shall conform with the standards set forth in 20.50.490;
- f. New construction of buildings and parking areas shall preserve existing significant trees to the maximum extent possible. Landscaping of parking areas shall at a minimum conform with the standards set forth in 20.50.500;
- g. Development permits for parking shall include a lighting plan for review and approval by the Planning Director. The lighting shall be hooded and directed such that it does not negatively impact adjacent residential areas;
- h. The location, material, and design of any walkway within the campus shall be subject to the review and approval of the Planning Director; and
- i. Where adjacent to existing single family residences, existing and new campus roadways and parking areas shall be landscaped as much as possible in the space available to provide a visual screen. The amount and type of plant materials shall be subject to the review and approval of the Planning Director.

These standards may be modified to mitigate significant off-site impacts of implementing the Master Development Plan in a manner equal to or greater than the code standards.

E. New Uses or New Development Standards

In order to allow a new use or new uses on a Campus zoned site an amendment to the Comprehensive Plan and Development Code is required.

F. Early Community Input

Applicants are encouraged to develop a community and stakeholders consensus-based Master Development plan. Community input is required to include soliciting input from stakeholders, community members and any other interested parties with bubble diagrams, diagrammatic site plans, or conceptual site plans. Tape recording, video recording, or a court reporter transcription of this meeting or meetings is required at the time of application. The applicant shall provide an explanation of the comments of these entities to the City regarding the incorporation (or not) of these comments into the design and development of the proposal.

G. Master Development Plan Expiration.

After ten (10) years, the Planning Commission shall review the Master Development Plan for an update every five (5) years. Revisions are required if it has become inconsistent with current City's Vision, Goals, Strategies (such as the Economic Development Strategy, Housing Strategy, Environmental Sustainability Strategy), Comprehensive Plan and other sections of the Development Code.

20.40.020 Zones and map designations.

The following zoning and map symbols are established as shown in the following table:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R-4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O
Community Business	CB
Regional Business	RB
Industrial	I
<u>Campus</u>	<u>CCZ, FCZ, PHZ, SCZ¹</u>
Special Overlay Districts	SO
North City Business District	NCBD
Planned Area	PLA

¹ CCZ refers to the CRISTA Campus; FCZ refers to the Fircrest Campus; PHZ refers to the Public Health Laboratory Campus ; and SCZ refers to Shoreline Community College Campus.

20.40.045 Campus Zones.

- A. The purpose of the Campus zone is to provide for the location of charitable, educational, health, rehabilitative or other institutions and ancillary or compatible uses to the primary institutions located on the same site.

- B. Specific areas have been established to implement the appropriate objective of each different Campus zone as follows:
1. CRISTA Campus Zone (CCZ): CRISTA Ministries is an approximately 55 acre campus that provides such services and uses as education, senior care and housing, broadcasting, headquarters for humanitarian missions, relief and aid to those in need and specialized camps.
 2. Fircrest Campus Zone (FCZ): the Fircrest Campus is an approximately 83 acre site with existing uses that include the Fircrest School, a state operated Residential Habilitation Center and two not-for-profit tenants.
 3. Public Health Laboratory Zone (PHZ): The Public Health Laboratory is an approximately 7 acre campus that provides diagnostic and analytical services for the assessment and monitoring of infectious, communicable, genetic, chronic diseases and environmental health concerns for the State of Washington.
 4. Shoreline Community College Campus Zone (SCZ): Shoreline Community College is an approximately 79-acre state operated community college. The college provides academic, professional, technical and workforce training programs, continuing education and community involvement programs to meet the lifelong learning needs of the community.
- C. All development within Campus Zones shall be governed by a Master Development Plan reviewed pursuant to SMC 20.30.60 and SMC 20.30.353.

20.40.050 Special districts.

A. **Special Overlay District.** The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.

B. **Subarea Plan District.** The purpose of a Subarea Plan District is to implement an adopted subarea plan using regulations tailored to meet the specific goals and policies established in the Comprehensive Plan for the subarea.

~~B-1.~~ **North City Business District (NCBD).** The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90 SMC.

C. **Planned Area (PA).** The purpose of the PLA is to allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district.

1. Planned Area 2: Ridgcrest (PLA 2). Any development in PLA 2 must comply with the standards specified in SMC Chapter 20.91.

20.40.150 Campus uses.

NAICS #	SPECIFIC LAND USE	CCZ	FCZ	PHZ	SCZ
513	Broadcasting and Telecommunications	P-m			P-m
	Bus Base	P-m			P-m
	Child and Adult Care Services	P-m	P-m		P-m
	Churches, Synagogue, Temple	P-m	P-m		
6113	College and University				P-m
	Conference Center	P-m			P-m
6111	Elementary School, Middle/Junior, High School	P-m			
	Food Storage, Repackaging, Warehousing and Distribution		P-m		
	Fueling for on-site use only		P-m		P-m
	Home Occupation	P-i	P-i		
	Housing for Disabled Persons	P-m	P-m		
	Library	P-m		P-m	P-m
	Light Manufacturing		P-m		P-m
	Maintenance Facilities for on-site maintenance	P-m	P-m	P-m	P-m
	Medical-Related Office or Clinic (including personal care facility, training facilities, and outpatient clinic)	P-m	P-m	P-m	P-m
	State Owned/Operated Office or Laboratory		P-m	P-m	P-m
	Outdoor Performance Center	P-m			P-m
623	Nursing and Personal Care Facilities	P-m	P-m		P-m
	Performing Arts Companies/Theater	P-m			P-m
	Personal Services (including laundry, dry cleaning, barber and beauty shop, shoe repair, massage therapy/health spa)	P-m	P-m		P-m
	Power Plant for site use power generation, only		P-m	P-m	P-m
	Recreational Facility	P-m	P-m		P-m
	Recreation Vehicle	P-i			
	Research, Development and Testing		P-m	P-m	P-m
	Residential Habilitation Center and Support Facilities	P-m	P-m		
6111	Secondary or High School	P-m			P-m
	Senior Housing (apartments, duplexes, attached & detached single family)	P-m			
	Shipping Containers	P-i	P-i	P-i	P-i
	Social Service Providers		P-m		P-m
6116	Specialized Instruction School	P-m	P-m		P-m
	Support Uses and Services for the Institution on site (including dental hygiene clinic, theater, restaurant, book & video stores and conference rooms)	P-m	P-m	P-m	P-m
	Tent City	P-i			
	Wireless Telecommunication Facility	P-i			P-i

P = Permitted Use P-i = Permitted Use with Indexed Supplemental Criteria
P-m = Permitted Use with approved Master Development Plan

Note: Other uses not listed in Table 20.40.150 existing within the Campus Zone as of the effective date of Ordinance No. 507 may be permitted as P-m through a Code Interpretation.

**Chapter 20.100
Special Districts**

Sections

Subchapter 1. First Northeast Shoreline Recycling and Transfer Station Special District.

20.100.010

A. This chapter establishes the long range development plans for the Shoreline Recycling and Transfer Station formerly referred to as the First Northeast Transfer Station Special District.

B. The development standards that apply to this Special District were adopted by Ordinance 338 on September 9, 2003. A copy of the standards is filed in the City Clerk's office under Receiving Number 2346.

~~The First Northeast Transfer Station Master Plan, given Clerk's Receiving Number 2346, is adopted herein by reference.~~