
CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Final Direction on Draft Ordinance 507 regarding the 2008 Annual Comprehensive Plan and Associated Development Code Amendments
DEPARTMENT: Planning and Development Services
PRESENTED BY: Joseph W. Tovar, FAICP Director of Planning and Development Services; Rachael Markle, Project Manager Asst. Director of Planning and Development Services

Council requested additional time to discuss the amendments to the Comprehensive Plan and associated Development Code amendments proposed during the 2008 annual review of the Comprehensive Plan. Draft Ordinance 507 (Attachment A) includes the changes discussed to date as a basis for this discussion.

BACKGROUND

On July 14th, based on direction following the May 27th and June 2nd meetings, staff returned to Council with a redrafted version of the amendments to simplify the proposal. The rewritten amendments focused on creating a Master Plan permitting process for only those properties currently identified as Single Family Institutions or defined as Essential Public Facilities in the Comprehensive Plan: Shoreline Community College, Fircrest School, Washington State Public Health Laboratory and CRISTA. Only these properties would be able to apply for Master Plan Area permits. The Comprehensive Plan would have to be amended to allow any other site to apply for a Master Plan Area permit. At the end of the meeting, Council expressed an interest in proposing amendments to the draft decision criteria for approval of a Master Planned Area permit. Councilmember Eggen and the Hillwood Neighborhood Association submitted revisions to the criteria.

September 2, 2008 the Council discussed:

- The draft criteria for reviewing a Master Plan Area permit;
- Whether or not new uses can be considered as part of a Master Plan Area permit in addition to the existing uses; and
- Amendments proposed by the Hillwood Neighborhood Association and the Department of Health and Social Services (DSHS).

At the end of the meeting members of the Council requested staff to draft language that will safeguard neighborhoods surrounding areas designated Institution/Campus in the Comprehensive Plan from new uses that may be approved as part of a Master Plan Area permit that may be undesirable. Staff

also considered the Council and public comments regarding the draft criteria and other proposed changes.

September 8, 2008 was the Council's last discussion on the proposed amendments. Discussion focused on:

- Proposed "new" Comprehensive Plan policies for each Institution/Campus drafted to provide "safeguards" regarding new uses;
- Expanding public notice for Master Plan Area permits;
- Clarifying that proposed Criteria 5 and 6 are intended to ensure applicants identify a plan for their proportionate share of required mitigation; and
- Further defining what would constitute a major amendment to an approved Master Plan Area permit.

At the end of the meeting, Council asked to further discuss the proposed amendments at a subsequent meeting. No specific subjects were identified for further discussion.

DISCUSSION

Staff is taking this opportunity to present an updated version of Ordinance 507 prepared for the adoption of the proposed 2008 annual review and amendment of the Comprehensive Plan and associated Development Code revisions (Attachment A). A few new edits are highlighted in Attachment A for your consideration. Staff tried to capture all of the amendments we discussed over the past three months. If any changes you expected are not reflected in the updated version of Ordinance 507, please let staff know or bring up the omission during tonight's discussion.

RECOMMENDATION

No action is required. Please provide staff with any final changes to Draft Ordinance 507.

Approved By:

City Manager 

City Attorney 

Attachments

Attachment A

Draft Ordinance 507

ORDINANCE NO. 507

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN TO RENAME THE SINGLE FAMILY LAND USE DESIGNATION AS INSTITUTION/CAMPUS; ESTABLISH THAT A MASTER PLAN AREA IS CREATED AS AN AMENDMENT TO THE DEVELOPMENT CODE; AND AMENDING DEVELOPMENT REGULATIONS TO IMPLEMENT THESE COMPREHENSIVE PLAN CHANGES BY CREATING A MASTER PLANNED AREA ZONING DESIGNATION AND ADOPTING A MASTER PLAN AREA PERMIT 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. Figure LU-1 of the Comprehensive Plan is amended as set forth in Exhibit A attached hereto.

Section 2. Comprehensive Plan New Policies; Amendments. New policies LU 43.1, 43.2, 43.3 and 43.4, are added the Shoreline Comprehensive Plan as set forth in Exhibit B attached hereto; The Glossary of the Comprehensive Plan and Land Use Policies LU 40, LU 43, LU 74, LU 75, LU 76, LU 77 and H 10 of the Comprehensive Plan are **amended** as set forth in Exhibit B attached hereto.

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, 20.100.010, 20.100.100 and 20.100.210, are added to the Shoreline Municipal Code as set forth in Exhibit D attached hereto; Tables 20.30.060 and 20.40.020 of the municipal code are amended as set forth in Exhibit D; and section 20.40.050 of the municipal code is 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 OCTOBER 20, 2008

Mayor Cindy Ryu

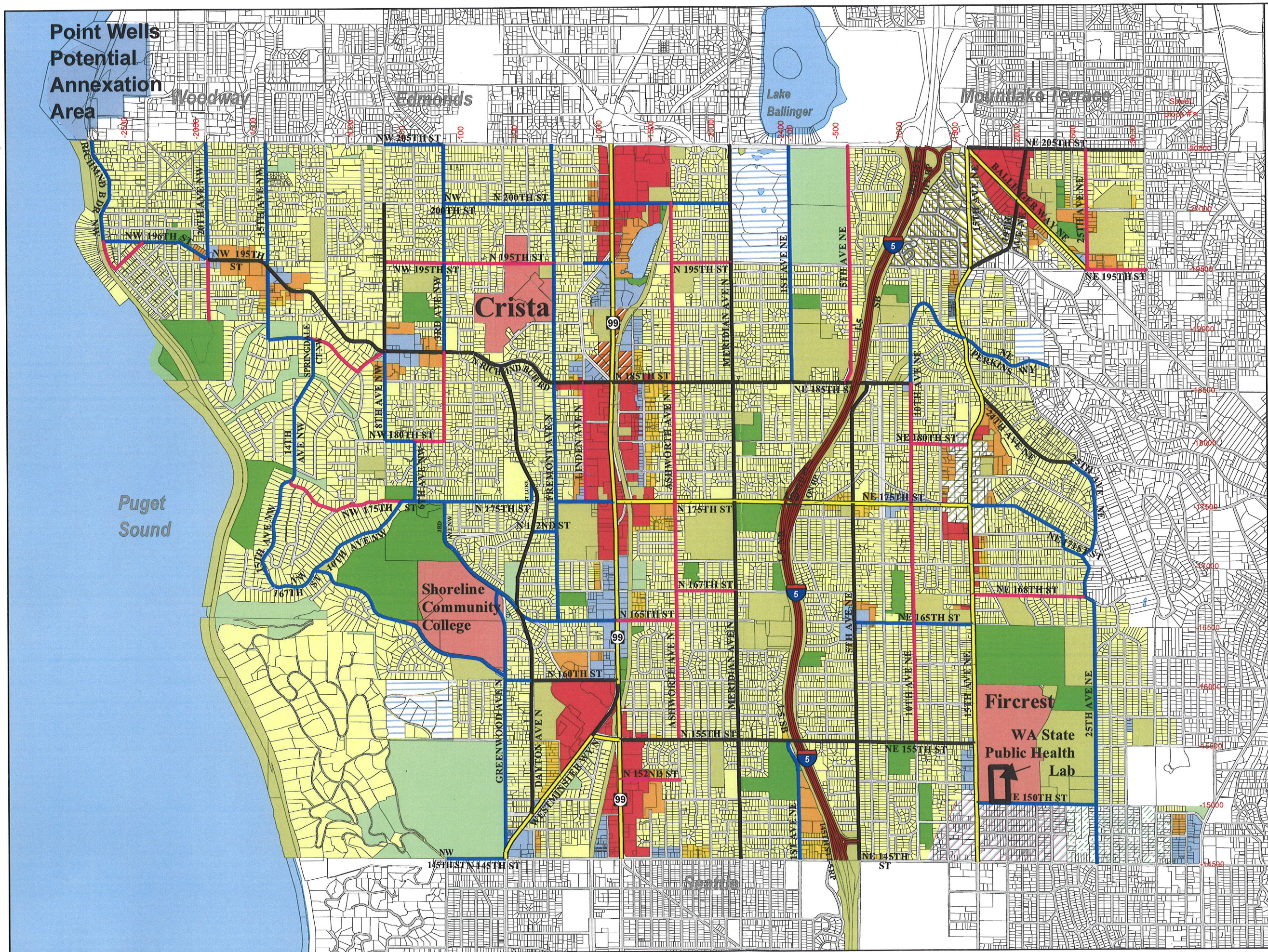
ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Publication Date:	October	<u>, 2008</u>
Effective Date:	October	<u>, 2008</u>



City of Shoreline COMPREHENSIVE PLAN

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

Legend

- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Community Business
- Regional Business
- Public Facilities
- Institution/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

0 500 1,000 2,000
Feet



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

Comprehensive Plan Land Use

Updated: 9/19/2008
Filename: LandUse2008.mxd

PROPOSED COMPREHENSIVE PLAN AMENDMENTS

GLOSSARY

Master Plan Area

A site specific zoning district that establishes site specific permitted uses and development standards for an area designated Institution/Campus or Essential Public Facility as defined in the Comprehensive Plan. Master Plan Areas incorporate proposed new development, redevelopment and/or expansion of existing uses or development of those new news uses designated in the Comprehensive Plan.

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 of institutions within the community that serve a regional clientele on a large campus. 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 Development Code creating a special district.

LU 43.1: CRISTA Campus/Institution: CRISTA Ministries is a 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, education for 1,200 Pre-K to High School students and employment for nearly 900 people (based on 2007 estimates). CRISTA has long-term plans for improving and updating facilities and expanding senior housing and educational programs.

LU 43.2: Fircrest Campus/Institution: The Fircrest Campus is an approximately 83 acre site. Existing uses include the Fircrest School, a state operated residential facility with supporting services that serves the needs of persons with developmental disabilities and two non-profit tenants who lease buildings on the Campus. A mix of new and expanded uses may be considered as part of a Master Plan Area permit. New and expanded uses may include: governmental offices and facilities; mixed use commercial/residential; civic and community services; open space, trails, tree preservation and enhancement of portions of Hamlin Creek; and a mix of housing types.

LU 43.3: Washington State Department of Health Public Health Laboratory: The Health Laboratory provides as 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. A mix of new and expanded uses such as governmental offices and facilities; civic and community services; open space, trails and tree preservation may be considered as part of a Master Plan Area permit.

LU 43.4: Shoreline Community College Campus/Institution: 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. In the future uses such as, though not limited to, student housing to support the changing or expanding needs of the institution may be considered as part of a Master Plan Area permit.

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 such as an approved Master Plan Area or Subarea Plan are in place 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 Use 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);
- analysis of alternative sites; and
- provide a public review process that includes, at a minimum, public notice and a public comment period. Special use permits and master plan areas 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 Plan area 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.~~

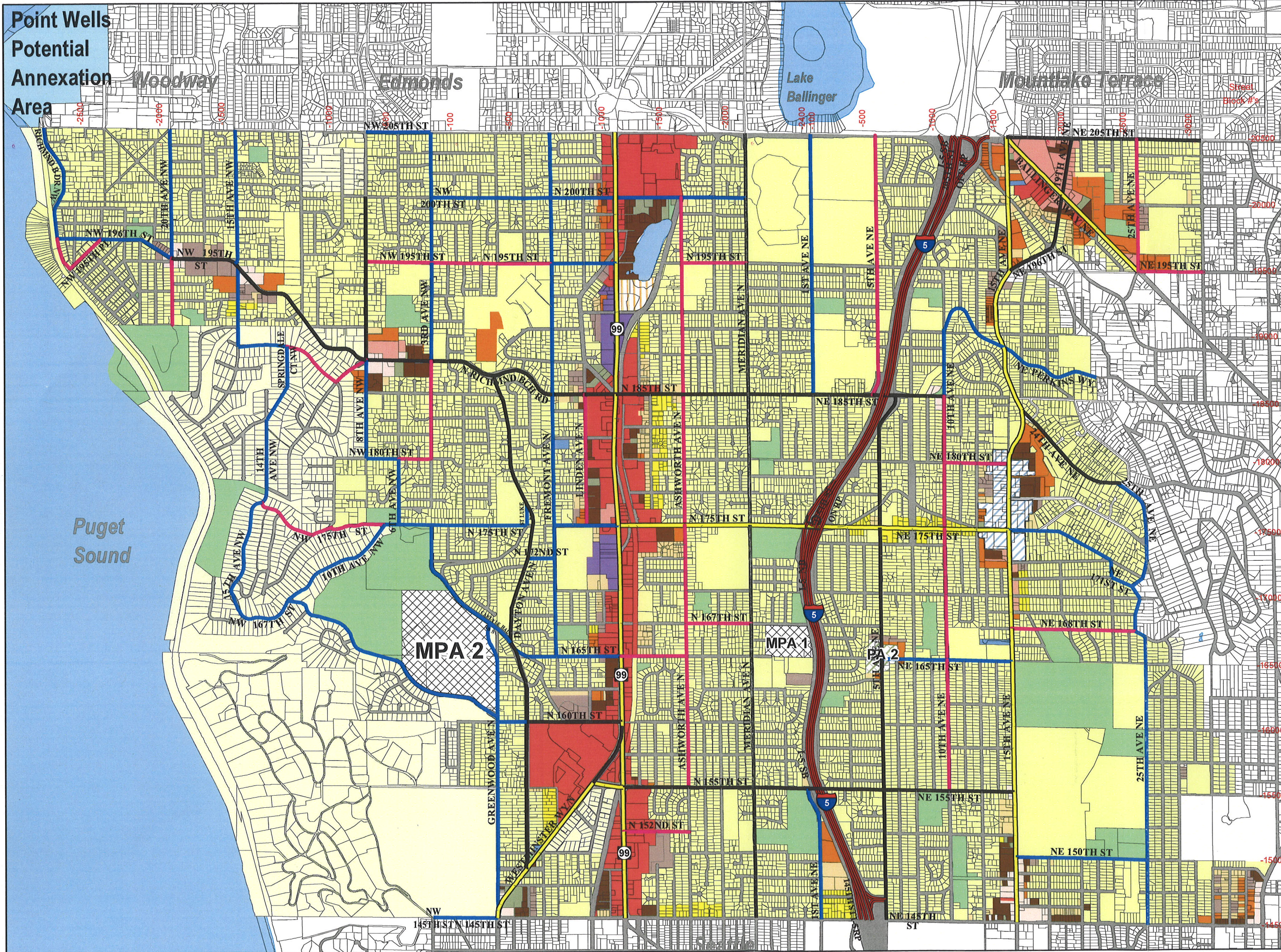
~~A Master Plan shall include:~~

- ~~▪ 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.~~

~~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 Plan area process for a variety of housing types and site plan concepts that can achieve the maximum housing potential of a large site.

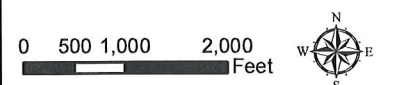


City of Shoreline

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

Shows amendments through
February 18, 2003.

- 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
- MPA; Master Planned Area
- 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



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

Zoning

Updated: 7/1/2008
Filename: Zoning2008.mxd

PROPOSED DEVELOPMENT CODE AMENDMENTS**20.20 Definitions****20.20.036****Master Plan Area**

A site specific zoning district that establishes site specific permitted uses and development standards for an area designated Institution/Campus or Essential Public Facility as defined in the Comprehensive Plan. Master Plan Areas incorporate proposed new development, redevelopment and/or expansion of existing uses or development of those new uses designated in the Comprehensive Plan.

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 Plan Area (8)	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.30.337
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- (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 Plan Area permits will be posted on the City's website and cable access channel regarding the Notice of Application and Public Hearing.

20.30.353 Master Plan Area

A. Purpose. The purpose of the Master Plan Area is to guide the growth and development of property designated as Institution/Campus or Essential Public Facilities in the Comprehensive Plan in order to serve its users, promote compatibility with neighboring areas and benefit the community by modifying zoning regulations that apply to the property. Such growth and development may include the redevelopment of these sites to include new residential, commercial and institutional uses by public and private entities. 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 Plan Area shall be granted by the City, only if the applicant demonstrates that:

1. The project is designated as either Institutional/Campus or Essential Public Facility in the Comprehensive Plan and is consistent with goals and policies of the Comprehensive Plan.
2. The Master Plan Area shall address the expansion or redevelopment of existing and new uses in the Master Plan Area to include a **general** phasing **timeline of** development **and associated** mitigation over the period of the Master Plan Area requesting to be approved.
3. The Master 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. The Master Plan Area applicant demonstrates that 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 Plan Area, then the applicant must identify a plan for funding their proportionate share of the improvements.
6. The Master Plan Area applicant demonstrates that 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 Plan Area, then the applicant must identify a plan for funding their proportionate share of the improvements.
7. The Master Plan Area proposal contains architectural and site design, landscaping, parking/traffic management and multi modal transportation **standards** that minimize conflicts between the Master Plan Area and adjacent neighborhoods.
8. **Existing or approved new uses shall be subject to development standards applicable for any other zoning district in which the use is permitted. These standards may be modified to mitigate significant off-site impacts of implementing the Master Plan Area in a manner equal to or greater than the code standards.**
9. Master Plan Area applications shall demonstrate how compatibility with surrounding neighborhoods and adjacent uses will be enhanced through site and architectural design for pedestrian and vehicle access and circulation, recreational and open spaces, building pads, critical areas and buffers, parking, landscaped areas and setbacks etc.

D.C. Amendments.

Minor amendments to an approved Master Plan Area may be approved by the Director using criteria developed as part of the Master Plan Area. Minor amendments include any revision or modification of the previously approved Master Plan Area 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. An increase 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; or
3. A change in the original phasing timeline for mitigation of the Master Plan Area; or
4. Changes to building placement when located outside of the required setbacks and any required setbacks for critical areas; or
5. Other specific changes as noted in the Master Plan Area permit.

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

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
Special Overlay Districts	SO
North City Business District	NCBD
Planned Area	PLA
<u>Master Planned Area</u>	<u>MPA</u>

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: Ridgecrest (PLA 2).** Any development in PLA 2 must comply with the standards specified in SMC Chapter 20.91.

D. **Master Planned Area (MPA).** The purpose of the MPA is to guide the growth and development of an Institution/Campus so that the users are served and there are benefits to the community.

1. **Master Plan Area 1: Shoreline Transfer Station (MPA 1).** Any development in MPA 1 must comply with the standards specified in SMC Chapter 20.100 Subchapter 1.

2. **Master Plan Area 2: Shoreline Community College (MPA 2).** Any development in MPA 2 must comply with the standards specified in SMC Chapter 20.100 Subchapter 2.

Chapter 20.100 Special Districts

Sections

Subchapter 1. Master Planned Area 1: First Northeast Shoreline Recycling and Transfer Station Master Plan.

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 Master Plan.

B. The development standards that apply to this Master Planned Area 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.

Subchapter 2. Master Planned Area 2: Shoreline Community College

20.100.100 Purpose and Scope

A. The purpose of this chapter is to define the permitted and prohibited uses in Shoreline Community College Master Planned Area 2.

B. With the exception of those uses and standards contained in this subchapter, 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 in the R-4-R-6 zones.

20.100.210 Master Planned Area Zone and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted in the R4-R6 zones shall be allowed in Shoreline Community College: Master Planned Area 2 pursuant to compliance with all applicable codes and regulations.

B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R4-R6 zones may be allowed in Shoreline Community College: Planned Area 2 upon obtaining the required use permit.

C. Expansion of a nonconforming use is prohibited.