

# Vashon-Maury Island P-Suffix Conditions Report

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December 2023



**King County**

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## I. Executive Summary

The Vashon-Maury Island Community Service Area Subarea Plan (Subarea Plan),<sup>1</sup> was adopted in December 2017.<sup>2</sup> The Subarea Plan includes Workplan Action 1, which calls for a comprehensive review and update of the property specific development conditions (P-Suffixes) and special district overlays (SDOs) on Vashon-Maury Island. This review is required to include: 1) a review of the legislative history and current status of each P-Suffix and SDO, and an evaluation of their consistency with the Vashon-Maury Island Subarea Plan as adopted by the County, as well as other adopted laws, rules, and policies, 2) an evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for cannabis<sup>3</sup> uses to reflect consistency with other unincorporated areas of King County.

Property-specific development conditions are imposed on individual or groups of properties to establish unique development requirements specific to those properties. The conditions in the P-Suffixes and SDOs vary in topic, including but not limited to density restrictions, design requirements, and use restrictions.

Most of these zoning conditions were first imposed in the 1980s and 1990s. This report finds many of the conditions have become obsolete or conflict with the current King County Code (K.C.C.)<sup>4</sup> and should, therefore, be removed. Conditions which continue to provide public benefit or were the result of community input during recent engagement associated with the Subarea Plan are recommended to be retained or amended as necessary for consistency with the code or other County policies. Recommended amendments include the necessary changes to accommodate farmers markets within Vashon Rural Town as required by the Workplan Action. Additional recommended amendments are consistent with the recommendations of the 2018 King County Marijuana Report<sup>5</sup> for cannabis uses on Vashon-Maury Island. Several other amendments are recommended to provide consistency with terminology in the code or to fix typographical errors.

In total, this report recommends repealing 21, amending six, and retaining one of the P-Suffix conditions. One zone reclassification is recommended for a parcel in the subarea, and this action is included with a simultaneous repeal of a P-Suffix on the parcel. The report also recommends amendments to the Groundwater Protection SDO. The amendments remove regulatory redundancies and uses with low risk potential, with a further recommendation to further review the SDO and Critical Aquifer Recharge Areas (CARA) mapping and code in the next statutorily required Comprehensive Plan update in 2034.

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<sup>1</sup> Vashon-Maury Island Subarea Plan [\[LINK\]](#)

<sup>2</sup> Ordinance 18623 [\[LINK\]](#)

<sup>3</sup> The Workplan Action Item uses the term "marijuana." This reference and others in the Comprehensive Plan and the King County Code are proposed to be changed to "cannabis" as part of the 2024 Comprehensive Plan to help reduce the historical and racist stigmatization of cannabis use and to align with recent changes in state law. Associated references in this Report are updated accordingly, except for in formal document names.

<sup>4</sup> K.C.C. [\[LINK\]](#)

<sup>5</sup> King County Marijuana Report [\[LINK\]](#)

## II. Background

**Department Overview:** The Department of Local Services (Local Services) provides road infrastructure, permitting, and land use planning services to the residents of rural and urban unincorporated King County. The Permitting Division of Local Services processes, reviews, and issues land use and building permits for unincorporated areas of King County, including Vashon-Maury Island.

**Key Historical Context:** In December 2017, the King County Council adopted the Subarea Plan via Ordinance 18623. The purpose of the Subarea Plan was to update the 1996 Vashon Town Plan,<sup>6</sup> and to develop long-range strategies informed and defined by the Island's unique aspirations and values to achieve the community's vision. The Subarea Plan, which is an element of the King County Comprehensive Plan, was developed with substantial public engagement and includes Island-specific policies, strategies, and action items addressing a broad range of topic areas such as land use, housing, parks, and transportation.

**Key Current Context:** The Subarea Plan includes Workplan Action 1, which directs an interbranch team to comprehensively review, and update where appropriate, the property-specific development conditions on the Island. This evaluation must include:

- 1) A review of the legislative history and current status of each existing P-Suffix condition and SDO and an evaluation of its consistency with the Vashon-Maury Island subarea plan as adopted by the County, as well as other adopted laws, rules and policies,
- 2) An evaluation of any changes needed to accommodate farmer's markets within Vashon Rural Town, and
- 3) Updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies directed by King County Ordinance 18326.<sup>7</sup>

The timeline for the Workplan Action Item required a Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in the report be transmitted to the Council for consideration by June 30, 2022. Due to the COVID-19 pandemic, the timeline for completing the final evaluation was delayed beyond the required date. In 2022, the King County Council approved the scope of work for the 2024 Comprehensive Plan update to include the Vashon P-Suffix Workplan Action Item and associated report.<sup>8</sup>

Property-specific development conditions are imposed on individual or groups of properties to establish unique development requirements specific to those properties. Examples of such conditions include use restrictions, design requirements, and density limitations. There are currently 29 P-Suffix conditions and two SDOs (SO-140 Groundwater Protection SDO and SO-270 Affordable Housing Incentives SDO) on Vashon-Maury Island. The Affordable Housing in Vashon Rural Town Special District Overlay is covered by a separate evaluation also part of the 2024 Comprehensive Plan Update and is not included in this report. The Overlay includes provisions if affordable housing is created. Most of the parcels that have P-Suffix development conditions referenced in this report are also included in the area covered by the Affordable Housing Overlay.

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<sup>6</sup> Ordinance 12395 [\[LINK\]](#) and Attachment A [\[LINK\]](#)

<sup>7</sup> Ordinance 18326 [\[LINK\]](#)

<sup>8</sup> Motion 16142 [\[LINK\]](#)

Many of the zoning conditions were first imposed in the 1980s and 1990s. As such, many of them are outdated and may not reflect current circumstances and/or may now be addressed by current zoning regulations. Most of the P-Suffixes included in the report were amended in 1997 under King County Ordinance 12824. The action was part of a zoning conversion following adoption of a new King County zoning code in 1993.

**Report Methodology:** This report was prepared by the Department of Local Services – Permitting Division with support from an interbranch team consisting of staff from the Office of Performance, Strategy and Budget, Council central staff, and the Prosecuting Attorney’s Office – as directed by the Workplan Action Item. Subject matter expertise was provided from the following King County agencies: the Road Services Division of the King County Department of Local Services; the Housing, Homelessness and Community Development Division of the King County Department of Department of Community and Human Services; and the Water and Land Resources Division of the King County Department of Natural Resources and Parks. Data on existing permits was gathered from the Permitting Division’s Accela permit database, with additional property information gathered from the King County iMap database<sup>9</sup> and Google Maps.<sup>10</sup>

### III. Report Requirements

This section is organized to align with the requirements for this report outlined in *Vashon-Maury Island Community Service Area Subarea Plan Workplan Action 1: P-suffix Conditions*, which can be found in Appendix A of this report.

#### **Review of the legislative history and current status of each existing P-Suffix condition and SDO and evaluation of its consistency with the Vashon-Maury Island Subarea Plan as adopted by the County, as well as other adopted laws, rules and policies**

The following section provides an overview of the evaluation and recommendations for each P-Suffix condition and SDO. Site information for each of the P-Suffixes and reference maps are included for review in Appendix B of this report.

#### *Special District Overlay SO-140 (Groundwater Protection) [\[LINK\]](#) – Amend*

- I. *Summary of current zoning conditions:* The Ground Water Protection SDO (SO-140) applies to more than 2,000 parcels and limits land uses that have the potential to severely contaminate groundwater supplies and provides increased areas of permeable surface to allow for infiltration of surface water into ground resources.
- II. *Legislative History:* Adopted in 1997 in Ordinance 12823.<sup>11</sup> Though the SDO was adopted in 1997, the earliest reference to the conditions included in the overlay come from the 1986 Vashon Community Plan.<sup>12</sup> The Overlay has not been amended since it was adopted.

<sup>9</sup> iMap [\[LINK\]](#)

<sup>10</sup> Google Maps [\[LINK\]](#)

<sup>11</sup> Ordinance 12823 [\[LINK\]](#)

<sup>12</sup> 1986 Vashon Community Plan [\[LINK\]](#)

- III. *Summary of analysis and recommended changes:* Since the Overlay's creation, King County adopted the CARA code in 2005, which includes regulations for areas that have a high susceptibility to ground water contamination. The entirety of the island is governed by this code. A comparative analysis of the Overlay with the CARA and K.C.C. Title 21A found several overlapping regulations and inconsistencies in the mapping of risk levels to groundwater resources. Furthermore, a review of Best Management Practices found limited risk potential in many of the uses restricted by the Overlay. Amendments are recommended to remove regulatory redundancies and uses with low-risk potential, totaling 25 uses. A regulatory comparison is provided in Appendix C with more details on the recommended changes.

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. The Department of Natural Resources and Parks (DNRP) and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

*VS-P01 (Density Restriction) [\[LINK\]](#) - Repeal*

- I. *Summary of current zoning conditions:* Limits maximum densities to 12 dwelling units per acre.
- II. *Legislative History:* Adopted in 1985 under King County Ordinance 7837 as part of the Vashon Community Plan, which has since been repealed.<sup>13</sup> Amended in 1997 under Ordinance 12824.<sup>14</sup>
- III. *Analysis and recommended changes:* The condition was originally adopted as part of the 1986 Vashon Community Plan. During the 1996 Vashon Town Plan, the subject parcels were rezoned from R-12 (Urban Residential, 12 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), reducing the density permitted on the parcels. The condition conflicts with the current R-4 zoning. Even if the properties were developed at the maximum density permitted, the density would still be less than 12 dwelling units per acre. The 1996 rezone of the subject parcels made the condition obsolete, and repealing the condition is recommended.

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<sup>13</sup> Ordinance 7837 [\[LINK\]](#)

<sup>14</sup> Ordinance 12824 [\[LINK\]](#)

**VS-P03 (Fire Station Use Restriction) [\[LINK\]](#) - Amend**

- I. *Summary of current zoning conditions:* Use of the site is limited to a fire station.
- II. *Legislative History:* Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan which has since been repealed. Amended in 1997 under Ordinance 12824.<sup>15</sup>
- III. *Analysis and recommended changes:* The use of the subject parcel is consistent with the condition limiting the site to a fire station. Maintaining the P-Suffix condition is justified, as Vashon-Maury Island has limited fire service locations available. An amendment is recommended to update the language in the P-Suffix replacing “fire station” with “fire facility” to align with current terminology in the code.

**VS-P04 (Guest Inn/Restaurant Use Restriction) [\[LINK\]](#) - Repeal**

- I. *Summary of current zoning conditions:* Use of the site is limited to a guest inn/restaurant.
- II. *Legislative History:* Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition remains consistent with the use of the site as an inn. The subject property is located in the historic Burton neighborhood on Vashon-Maury Island and is identified by the community as an important amenity for the area. The terms “Guest Inn” and “Restaurant” are not used in the code. The recommendation is to repeal to allow for more flexibility in uses for the site in alignment with other Neighborhood Business-zoned sites in the Burton Rural Neighborhood Commercial Center.

**VS-P05 (Food Processing Use Restriction) [\[LINK\]](#) - Repeal**

- I. *Summary of current zoning conditions:* Use of the site is limited to food processing operations.
- II. *Legislative History:* Adopted in 1985 under Ordinance 7837 as part of the Vashon Community Plan which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition is inconsistent with the use of the subject parcels as a rural residence. Furthermore, the RA (Rural Area) zoning classification already permits small scale farm and food processing activities, making this condition unnecessary. The recommendation is to repeal the condition.

**VS-P06 (Façade/Site Design Restriction) [\[LINK\]](#) - Repeal**

- I. *Summary of current zoning conditions:* Sets requirements for landscaping, driveways, parking, building expansions, and building façades.
- II. *Legislative History:* The P-Suffix was adopted in 1995 under Ordinance 12824 as part of an owner-petitioned zoning reclassification.



- III. *Analysis and recommended changes:* The subject parcel was developed with the existing structure in 1977. The site has been used as a family service center since at least 1997. The property already includes two driveways, one located off of Vashon Highway and the other off SW Gorsuch Road. The design of the building is unremarkable and does not warrant maintaining the façade. K.C.C. Chapter 21A.16 already requires landscaping along street frontages. The current conditions are overly prescriptive and limit the property owner unnecessarily from modernizing the exterior design of the 1977 building. The recommendation is to repeal the condition.

*VS-P07 (Health Services Center Use Restriction) [\[LINK\]](#) - Amend*

- I. *Summary of current zoning conditions:* Use of the site is limited to community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities. Allows the operation of "Granny's Attic" or similar activities as an accessory use to the Vashon-Maury Island Health Services Center, Inc. on the site.
- II. *Legislative History:* Adopted in 1976 under Ordinance 2884 as part of an owner-petitioned rezone.<sup>16</sup> Amended most recently in 2005 under Ordinance 15244.<sup>17</sup>
- III. *Analysis and recommended changes:* The subject parcels are used for a variety of community services and recreation activities. The properties were rezoned to O (Office) during the adoption of the 2005 Comprehensive Plan update.<sup>18</sup> However, the uses listed in the conditions don't currently align with Standard Industrial Classification (SIC) codes or uses permitted in the O zone classification. Naming specific businesses such as Granny's Attic (which is no longer located at this site) is not appropriate for a P-Suffix condition and limits potential beneficial, community use of the property. Maintaining this site as the longstanding center for community services is supported by the community to encourage clustering of key services. The recommendation is to amend the condition by removing reference to specific businesses, aligning uses with those found in the use table in K.C.C. Chapter 21.08.

*VS-P08 (Density Restriction) [\[LINK\]](#) - Repeal*

- I. *Summary of current zoning conditions:* Limits maximum densities to 85 dwelling units.
- II. *Legislative History:* Adopted in 1981 under Ordinance 5353 as part of an owner-petitioned rezone.<sup>19</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The subject property was rezoned from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre) in 1997. The condition conflicts with the current zoning of the site at R-4. Even if developed to the highest density, the maximum units possible for the approximately 8.8-acre site would be 35 units. The 1997 rezone of this parcel has made this condition obsolete. The recommendation is to repeal the condition.

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<sup>16</sup>Ordinance 2884 [\[LINK\]](#)

<sup>17</sup>Ordinance 15244 [\[LINK\]](#)

<sup>18</sup> Ordinance 15244

<sup>19</sup> Ordinance 5353 [\[LINK\]](#)

**VS-P09 (Site Design Restriction) [\[LINK\]](#) - Repeal**

- I. *Summary of current zoning conditions:* Requires a legal description treating the three parcels and one tract as a single site that includes an existing residence and a stable that was proposed when the development condition was adopted. The P-Suffix condition allows no more than one barn, which is only allowed on two of the parcels.
- II. *Legislative History:* Adopted in 1979 under Ordinance 4290 as part of an owner-petitioned rezone.<sup>20</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition was first adopted as part of a proposal to develop a stable and a barn across multiple parcels. The three parcels have each since been developed with single-family homes, and no stables are located on any of the properties. The condition is not consistent with the current uses on the properties, and the recommendation is to repeal the condition.

**VS-P10 (Right of Way and Landscaping Requirement) [\[LINK\]](#) - Repeal**

- I. *Summary of current zoning conditions:* Requires right of way dedication to allow for extension of SW 178<sup>th</sup> Street and a 15-foot landscape setback area.
- II. *Legislative History:* Adopted in 1980 under Ordinance 4890 as part of an owner-petitioned rezone.<sup>21</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The extension of SW 178<sup>th</sup> Street has been completed since this condition was adopted. The subject property was rezoned in 2005 from R-18 (Urban Residential, 18 dwelling units per acre) to R-8 (Urban Residential, eight dwelling units per acre) in Ordinance 15244. The subject property and the parcel to the south remain undeveloped. If developed, under the current code, the interior setbacks for the south boundary would be five feet and the street setback from the west would be 10 feet. Maintaining the condition increases that requirement to 15 feet on each side. If development occurs, the regulations of the current code provide suitable landscaping and setback provisions. The recommendation is to repeal the condition, as the extension of SW 178<sup>th</sup> Street has been completed and the condition associated with the right-of-way is no longer required. Additionally, current code requirements for landscaping and setbacks are suitable for the parcel.

**VS-P11 (Propane Storage/Office Use Restriction) [\[LINK\]](#) - Repeal**

- I. *Summary of current zoning conditions:* Use of the site is limited to propane storage tank, and/or office space.
- II. *Legislative History:* Adopted in 1982 under Ordinance 5984 as part of an owner-petitioned rezone.<sup>22</sup> Amended in 1997 under Ordinance 12824
- III. *Analysis and recommended changes:* The two subject parcels are zoned I (Industrial). However, the parcels are not listed under the use restrictions of P-Suffix VS-P30, which is intended to apply to all Industrial-zoned parcels on Vashon-Maury Island. The current use of the property is consistent with the uses allowed under VS-P30. The use restriction in VS-P11 is no longer supported, as it unduly limits the subject parcels. The

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<sup>20</sup> Ordinance 4290 [\[LINK\]](#)

<sup>21</sup> Ordinance 4890 [\[LINK\]](#)

<sup>22</sup> Ordinance 5984 [\[LINK\]](#)

recommendation is to repeal VS-P11, and to add the conditions of VS-P30 to the two parcels to maintain consistency for all Industrial zoned lots.

*VS-P12 (Density Restriction) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Limits maximum densities to 12 dwelling units per acre unless the property is developed as a housing project for seniors with low incomes.
- II. *Legislative History:* Adopted in 1980 under Ordinance 5242 as part of an owner-petitioned rezone.<sup>23</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition was originally adopted as part of an owner-petitioned zoning reclassification of the properties. The subject properties were rezoned in 2005 under Ordinance 15244 from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), which reduces the allowed maximum density for the underlying zone. This renders the density restriction obsolete. The property has also since been developed with a housing project for seniors with low incomes, meeting the original intention of the condition. The recommendation is to repeal the condition.

*VS-P13 (Density Restriction) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Limits maximum densities to 12 dwelling units per acre.
- II. *Legislative History:* Adopted in 1984 under Ordinance 6885 as part of an owner-petitioned rezone.<sup>24</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The parcel is zoned CB (Community Business) and is located in the Vashon Rural Town, where P-Suffix VS-P29 limits the density of residential units in mixed-use development to eight dwelling units per acre. Recommendations for amendments to VS-P29 include increasing the base density for residential units in the CB zone, as well as maximum densities when affordable housing units are provided. The recommendation is to repeal P-Suffix VS-P13 to provide consistency on maximum densities with other CB-zoned parcels in Vashon Rural Town. With a repeal, the conditions in P-Suffix VS-P29 would determine maximum densities on the affected parcel.

*VS-P14 (Density Restriction) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Limits maximum densities to six dwelling units per acre and prohibits parking or storage in the street setback.
- II. *Legislative History:* Adopted in 1988 under Ordinance 8571 as part of an owner-petitioned rezone.<sup>25</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The property was developed in 1991 with six condominiums. The subject parcel was rezoned from CB-P (Community Business, with P-Suffix) to R-8 (Urban Residential, eight dwelling units per acre) in 1996 when the

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<sup>23</sup> Ordinance 5242 [\[LINK\]](#)

<sup>24</sup> Ordinance 6885 [\[LINK\]](#)

<sup>25</sup> Ordinance 8571 [\[LINK\]](#)

Vashon Town Plan was adopted. The condition restricts the density potential of the subject parcel in the R-8 zone, which typically allows eight units per acre. The parcel is surrounded by properties zoned CB. The driveway is located in the street setback. Maintaining the density restriction is not justified considering the surrounding zoning allows for higher density and this property has been developed. The restriction on uses for the street setback is now obsolete. The recommendation is to repeal the condition.

*VS-P15 (Parcel Development Requirements) [\[LINK\]](#) - Repeal*

- I. *Summary of current zoning conditions:* Requires a variety of development standards and limits the use of the site to senior housing and an associated senior center and health services facilities.
- II. *Legislative History:* Adopted in 1989 under Ordinance 9823 as part of an owner-petitioned rezone.<sup>26</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition was first adopted as part of a specific development proposal and includes 15 conditions for applicable development criteria. The original development proposal never came to fruition, and the site is currently used as a lumber supply store, despite the requirements of the p-suffix. As the property has already been fully developed with a different commercial business that is inconsistent with the condition, the recommendation is to repeal the condition.

*VS-P16 (Storage/Warehouse Use Restriction & Right of Way Requirements) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Use is limited to self-service storage warehousing, and future development is limited to accessory uses. Requires construction of a temporary turnaround and associated easement to King County.
- II. *Legislative History:* Adopted in 1992 under Ordinance 10598 as part of an owner-petitioned rezone.<sup>27</sup> Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The parcel is zoned CB (Community Business) and the condition is consistent with use of the site as a storage building. The parcel is subject to several other P-Suffix conditions, including VS-P28 and VS-P29 that regulate permitted uses in the CB zone and provide design requirements for parcels in the Town Core of Vashon Rural Town. The required temporary turnaround has been completed. Maintaining this use restriction is not supported given the parcel's location adjacent to other properties that are entitled to all CB uses listed under VS-P29. The recommendation is to repeal the condition.

*VS-P17 (Office/Manufacturing Use Restriction & Right of Way Requirements) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Use is limited to office/manufacturing, and future development is limited to accessory uses. Requires construction of street frontage improvements and paving of a new roadway.
- II. *Legislative History:* Adopted in 1994 under Ordinance 11389 as part of an owner-petitioned rezone.<sup>28</sup> Amended in 1997 under Ordinance 12824.

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<sup>26</sup> An online copy of Ordinance 9823 could not be located.

<sup>27</sup> Ordinance 10598 [\[LINK\]](#)

<sup>28</sup> Ordinance 11389 [\[LINK\]](#)

- III. *Analysis and recommended changes:* The condition was first adopted as part of a specific development proposal, but the site was never developed and remains vacant. The property is also subject to the conditions of VS-P30, which limits uses in the I (Industrial) zone. Right-of-way improvements have either been completed or are unnecessary under current regulations. Maintaining this use restriction is not supported given the parcel's location adjacent to other properties that are entitled to all industrial uses listed under VS-P30. The right-of-way conditions are no longer necessary. The recommendation is to repeal the condition.

*VS-P18 (Development Requirements) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Use of some of the applicable properties is limited to residential development or a medical clinic. Requires a variety of development conditions related to landscaping, fencing, permit approvals, subdivision, impervious surfaces, and residential densities.
- II. *Legislative History:* Adopted in 1993 under Ordinance 11024 as part of an owner-petitioned rezone.<sup>29</sup> Amended in 1997 under Ordinance 12824.
- III. *Summary of analysis and recommended changes:* The condition was first adopted as part as a specific development proposal for the Vashon Co-Housing Group in 1993. The P-suffix includes a list of specific development conditions typically seen as part of a development permit application. The conditions are consistent with the use of the property as a co-housing development. Many of the conditions include requirements dependent on how the site was developed and which conceptual plan was chosen. Given the property was developed as a co-housing site, the conditions have been satisfied and are no longer applicable. The recommendation is to repeal the condition.

*VS-P19 (Setback Requirement) [\[LINK\]](#) – Rezone and Repeal*

- I. *Summary of current zoning conditions:* Requires setbacks to match those of the R-8 (Urban Residential, eight dwelling units per acre) zone.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended change:* The property has a zoning classification of CB (Community Business). It is developed with a residential use. The zoning classification on the adjacent parcel to the east is R-8. The zoning classification on the parcels to the south is R-4 (Urban Residential, four dwelling units per acre). Parcels to the west are designated Rural Area. To the north the parcel is adjacent to parcels with CB zoning. Maintaining CB zoning is not consistent with the existing use of the parcel, which includes a home. A rezone to R-8 is consistent with its residential use and its adjacency to residential-zoned and Rural Area-designated parcels. Setbacks in K.C.C. Title 21A will apply on the rezoned parcel and conditions in VS-P19 are not required with the rezone. The recommendation is to repeal the condition simultaneous with the rezone of the parcel.

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<sup>29</sup>Ordinance 11024 [\[LINK\]](#)

*VS-P20 (Access Restriction and Landscaping Requirement) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Limits access to SW 188<sup>th</sup> Street and sets landscaping requirements.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* Restricting access to SW 188<sup>th</sup> Street, as opposed to Vashon Highway SW, is justified given that Vashon Highway SW is the only principal arterial road on Vashon-Maury Island. However, restricting access off Vashon Highway SW is already consistent with existing ingress and egress regulations for driveways onto principle arterial roads, which means that the condition is not needed. The subject properties have since been further subdivided so that three of the parcels no longer have access to 188<sup>th</sup>. In this instance, existing regulations address access, and requiring access to the properties from SW 188<sup>th</sup> Street would not be feasible. The landscaping conditions are also consistent with existing regulations in K.C.C. Title 21A. The recommendation is to repeal the condition.

*VS-P21 (Use and Access Restriction) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Uses are limited to the existing building, and access to parking is limited to SW 188<sup>th</sup> Street.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended change:* The subject parcel is listed in King County's Historic Resource Inventory. Any alterations proposed to the existing structure would require review from the Historic Preservation Officer for consistency with the Secretary of the Interior Standards for alterations to historic structures. Existing ingress and egress regulation in the code would require access to parking on the parcel from SW 188<sup>th</sup> Street consistent with the condition. The recommendation is to repeal the condition.

*VS-P22 (Driveway and Maximum Unit Restriction) [\[LINK\]](#) – Repeal*

- I. *Summary of current zoning conditions:* Limits access to Vashon Highway SW to one driveway, and limits maximum densities to 14 dwelling units.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Summary of analysis and recommended change:* The subject property is zoned R-4 (Urban Residential, four dwelling units per acre). The density potential for the property's size (6.34 acres) is 25 units under R-4 zoning. Limiting density may serve as a transition to the surrounding R-1 (Urban Residential, one dwelling unit per acre) lots. Subarea Plan policy LU-4 also list a desire of residents to not densify the area between the Town Core and Vashon Center. However, considering there are properties across the street with R-8 (Urban Residential, eight dwelling units per acre) zoning, densities allowed under R-4 zoning does not appear out of place at this location, especially considering that several CB zoned parcels are located just to the south of the parcel and properties across the street are zoned R-8. The base density for R-4 zoning is consistent with the surrounding area and allowed density should not be further limited. Current road standards in the Code set adequate provisions for access to the parcel. The recommendation is to repeal the condition.

**VS-P23 (Use and Parking Restriction) [\[LINK\]](#) – Repeal**

- I. *Summary of current zoning conditions:* Limits uses to the existing building and requires parking to the rear or sides of the building.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The property was rezoned from R-4-P (Urban Residential, four dwelling units per acre with a p-suffix condition) to CB-P (Community Business with a p-suffix condition) in 1996, which permits garden centers and retail nurseries. The use of the site has been maintained as a garden center for many years. The use is primarily a business that takes place outside of the building, making the conditions inconsistent with the use of the site. Requiring parking at the rear or sides of the building is more impactful to the adjacent residential properties than allowing parking to the front. Additionally, the parcel is currently not included in VS-P29, which regulates the allowed uses and limits maximum residential density for CB zoned parcels in the Rural Town if the property is redeveloped as mixed-use. The current density permitted for this property is 48 units per acre, which is inappropriate at this location. Elsewhere recommended in this report is a change to add conditions under VS-P29 to the subject parcel. This would apply consistent allowed densities and uses with other CB zoned parcels in Vashon Rural Town. The recommendation is to repeal condition VS-P23.

**VS-P25 (Access Restriction) [\[LINK\]](#) – Repeal**

- I. *Summary of current zoning conditions:* Limits access to 103<sup>rd</sup> Avenue SW or SW 188<sup>th</sup> Street, or, if constructed, SW 183<sup>rd</sup> or SW 184<sup>th</sup>.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* Since the adoption of the condition SW 184<sup>th</sup> Way has been constructed and new parcels have been created. The parcels have no other access except for 188<sup>th</sup> or 184<sup>th</sup>. Given that there are no other roads to access these parcels, the condition is unnecessary. Development of the parcels would follow current regulations regarding access provisions. The recommendation is to repeal the condition.

**VS-P26 (Town Gateway Requirements) [\[LINK\]](#) – Amend**

- I. *Summary of current zoning conditions:* Requires a variety of development conditions related to setbacks, roof pitches, parking, prohibited uses, and residential densities for six parcels at the "Gateway" of Vashon Rural Town.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The design standards in this condition originated from the 1996 Vashon Town Plan to support a "Town Gateway" that transitions the area from rural to commercial. There are six parcels under VS-P26: three are zoned R-4 (Urban Residential, four dwelling units per acre) and three are zoned CB (Community Business). The R-4 and CB zoning would normally require a 10-foot street setback. Under the condition, buildings must be set back 40 feet from the property line along Vashon Highway SW. Limiting auto uses and parking to the side/rear of the building is justified to limit visual impacts. Several parcels were rezoned in 1997 to CB, which has a

significantly higher residential density potential. The recommendation is to amend the condition. Recommended amendments would remove prescriptive requirements that hinder varied architectural designs and styles but would maintain conditions which support the goals of the Town Gateway to provide a visual transition between rural areas and Vashon Rural Town.

Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County's Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.

*VS-P27 (Town Gateway Landscaping Requirements) – Retain*

- I. *Summary of current zoning conditions:* Requires increased landscaping standards for one parcel at the "Gateway" of Vashon Rural Town.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 1997 under Ordinance 12824.
- III. *Analysis and recommended changes:* The condition originates from the 1996 Vashon Town Plan to support a Town Gateway that transitions the area from rural to commercial. The property has not been developed beyond the existing single-family residence since the condition's adoption. The landscaping requirements for developing the parcel would typically only require street trees for single family subdivisions and short subdivisions (K.C.C. 21A.16.050). The Type I landscaping required by the condition includes a full screen visual barrier. Maintaining the increased landscaping requirement is consistent with the community's goals for the Town Gateway to provide a transition from rural properties to commercial properties and to provide greater separation from the residential properties and Vashon Highway SW. The recommendation is to retain the condition.

*VS-P28 (Vashon Town Core Requirements) [\[LINK\]](#) – Amend*

- I. *Summary of current zoning conditions:* Requires a variety of development conditions in the Vashon Town Core related to setbacks, decks, building heights, building façades, walkways, street trees, building eaves, and outdoor seating.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended in 2005 under Ordinance 15244.
- III. *Analysis and recommended changes:* The Town Core conditions were created as part of the 1996 Vashon Town Plan to maintain and promote commercial development at a human/compact scale in the Town Core and to ensure a walkable community.



Amendments are recommended to foster more mixed-use development in the Town Core and to ease implementation, such as eliminating design requirements that hinder mixed-use structures, allowing for more innovative architectural and site design by reducing prescriptive requirements and removing a two-story height limitation while retaining a 35-foot maximum height. The recommended amendments remove the development condition from a Rural Area-designated parcel. The recommendation is to amend the development condition.

*VS-P29 (Community Business Zone Use Restrictions)* [\[LINK\]](#) – Amend

- I. *Summary of current zoning conditions:* Establishes the range of allowed uses for CB (Community Business)-zoned properties in Vashon Rural Town. Limits residential and mixed-use density to a maximum of eight dwelling units per acre.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended most recently in 2014 under Ordinance 17842.<sup>30</sup>

*Analysis and recommended changes:* The condition establishes the uses allowed for all of the CB zone on Vashon-Maury Island, except that three CB-zoned parcels are excluded from parcels with the condition. The condition also limits maximum densities for mixed use development. The recommendation is to amend the development condition. It is recommended to add the three omitted parcels for consistency across the CB zone on Vashon-Maury Island. Recommended amendments to VS-P29 also propose adding “Retail Nursery, Garden Center and Farm Supply Stores” and “Farmers Market” to the list of allowed uses. One of the parcels where the P-Suffix would newly apply has a nursery; this change would ensure that the existing use would not become nonconforming. Adding Farmers Markets to the list of allowed uses would be consistent with direction in the Subarea Plan. Under the recommended amendments, “Cannabis Producer” and “Cannabis Processor I” would no longer be permitted, in accordance with the recommendations of the 2018 King County Marijuana Report. Recommended amendments also correct terminology on uses for consistency with the code.

Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County’s Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.

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<sup>30</sup> Ordinance 17842 [\[LINK\]](#)

*VS-P30 (Industrial Zone Use Restrictions) [\[LINK\]](#) - Amend*

- I. *Summary of current zoning conditions:* Establishes the range of allowed uses for the I (Industrial)-zoned properties in Vashon Rural Town.
- II. *Legislative History:* Adopted in 1996 under Ordinance 12395 as part of the Vashon Town Plan, which has since been repealed. Amended most recently in 2014 under Ordinance 17842.
- III. *Analysis of recommended changes:* The condition lists all the uses permitted for the I zone on Vashon-Maury Island, except that two I-zoned parcels are excluded from the parcels with the condition. It is recommended to add the P-Suffix provisions to the two omitted parcels for consistency across the I zone on Vashon-Maury Island. Recommended amendments to VS-P30 update use terminology to align with the code. Review of this condition's relationship with the County's cannabis regulations showed that it is consistent with the recommendations of the 2018 Marijuana Report, which permits "Cannabis Processer II." No changes are required except for a change in terminology. Additionally, two parcels owned by DNRP are recommended for redesignation from Rural Area and Rural Town to Open Space. Changing the designation is consistent with treatment of DNRP-owned parcels across the County. The recommendation is to amend the development condition.

*VS-P31 (Affordable Housing Requirement) [\[LINK\]](#) - Amend*

- I. *Summary of current zoning conditions:* Use of the site is limited to housing for people with low incomes.
- II. *Legislative History:* Adopted in 2016 under Ordinance 18427.<sup>31</sup> The condition replaced P-Suffix VS-P24.
- III. *Analysis of recommended changes:* The property was identified for low-income housing in order to encourage the development of low-income housing on Vashon-Maury Island. Other provisions adopted more recently, and provisions recommended under other action with the proposed 2024 Update to the Comprehensive Plan include this parcel as eligible for incentives if affordable housing is provided. The recommendation is to amend this development condition.

## **Evaluation of any changes needed to accommodate farmer's markets within the Rural Town**

The development of the Subarea Plan identified current limitations for farmer's markets to operate in Vashon Rural Town. VS-P29, which provides provisions for uses permitted on CB (Community Business) zoned parcels, does not include farmer's markets as an allowed use. There are only two parcels in the Rural Town which have other commercial zoning designations, such as NB (Neighborhood Business), which permit farmer's markets, leaving limited options for them to operate legally.

Amendments are recommended to VS-P29 to allow for farmer's markets as a use. This amendment would provide the changes necessary to accommodate farmer's markets within the Rural Town. It provides consistency with Policy R-7 of the Subarea Plan, which calls for

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<sup>31</sup> Ordinance 18427, Attachment b – p.28 [\[LINK\]](#)

supporting "the Vashon Island Growers Association and similar Island organizations in securing a more permanent location and to expand and redevelop the Vashon Farmer's Market in a safe, compatible, and accessible manner."<sup>32</sup>

### **Updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies underway by the Executive required by Ordinance 18326**

In August 2016, the King County Council adopted Ordinance 18326, which adopted new regulations for cannabis businesses. King County evaluated the land use impacts of cannabis in unincorporated areas in 2018 and made a recommendation to prohibit cannabis producers and processors from locating within the pedestrian-oriented VS-P29 P-Suffix condition.<sup>33</sup> Consistent with that, this report recommends zoning changes that would remove "Cannabis Producer" and "Cannabis Processor I" as allowed uses in the Rural Town.

## **IV. Conclusion**

Most of the property-specific zoning conditions on Vashon-Maury Island were first imposed in the 1980s and 1990s. Evaluation of the P-Suffixes and SDOs finds many of the conditions have become obsolete or are inconsistent with current codes and should, therefore, be repealed. Conditions which continue to provide public benefit or were the result of community input during previous engagement efforts are recommended to be retained or amended as necessary for consistency with the King County Code or other County policies. Recommended amendments to VS-P29 provide the necessary changes to accommodate farmers markets within the Rural Town. Amendments to VS-P29 are recommended to be consistent with the recommendations of the 2018 King County Marijuana Report for cannabis land use uses. In total, the recommendations include repealing 21, amending seven, and retaining one of the P-Suffix conditions. The report also recommends amendments to the Groundwater Protection SDO to remove regulatory redundancies and uses with low risk potential, with a further recommendation evaluate further during the 2034 Comprehensive Plan Update.

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<sup>32</sup> 2017 Vashon-Maury Island Subarea Plan, page 33.

<sup>33</sup> 2018 King County Marijuana Report, page 114.

## V. Appendices

### A. Appendix 1: VMI CSA Workplan Action 1: P-Suffix Conditions<sup>34</sup>

During community outreach and development of the subarea plan, the need to update property specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-P28 and VS-P29, which apply to specific parcels within the Vashon Rural Town, were reviewed during plan development and the Executive's transmitted 2017 subarea plan included proposed changes to these two conditions. Council review of the proposed changes to the conditions identified several policy issues in need of further review and potential refinement. Additionally, the Council identified the need to comprehensively review all of the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes to VS-P28 and VS-P29 will not be adopted in 2017.

Instead, this Workplan action item directs an Interbranch Team to comprehensively review, and propose updates as appropriate, all p-suffix conditions and special district overlays for Vashon-Maury Island. This review will include: 1) review of the legislative history and current status of each existing p-suffix condition and special district overlay and evaluation of its consistency with the Vashon-Maury Island subarea plan as adopted by the County, as well as other adopted laws, rules and policies, 2) evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for cannabis uses to reflect consistency with other unincorporated areas of King County and taking into consideration the cannabis industry studies underway by the Executive required by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and any proposed changes shall include community outreach to be completed by the Executive. This outreach shall specifically include notification the property owners impacted by the current p-suffix conditions and special district overlays and any proposed changes – both to the property owners of conditioned parcels and adjacent property owners.

- **Timeline:** A Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in the report shall be transmitted to the Council for consideration by June 30, 2022.
- **Outcomes:** The Interbranch Team shall develop, and the Executive shall file with the Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include identification of recommended amendments to the p-suffix conditions and special district overlays. The Executive shall also file with the Council an ordinance adopting updates to the p-suffix conditions and special district overlays as recommended in the report.
- **Lead:** The Department of Permitting and Environmental Review shall lead an Interbranch Team including the Office of Performance, Strategy and Budget, Council staff, and the Prosecuting Attorney's office. Other departments may need to participate depending on the requirement of the p-suffix condition and special district overlay requirements. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.

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<sup>34</sup>Vashon-Maury Island Subarea Plan

## Appendix 2: P-Suffix Site Information and Reference Maps



# Special District Overlay Analysis – SO-140

## Site Information

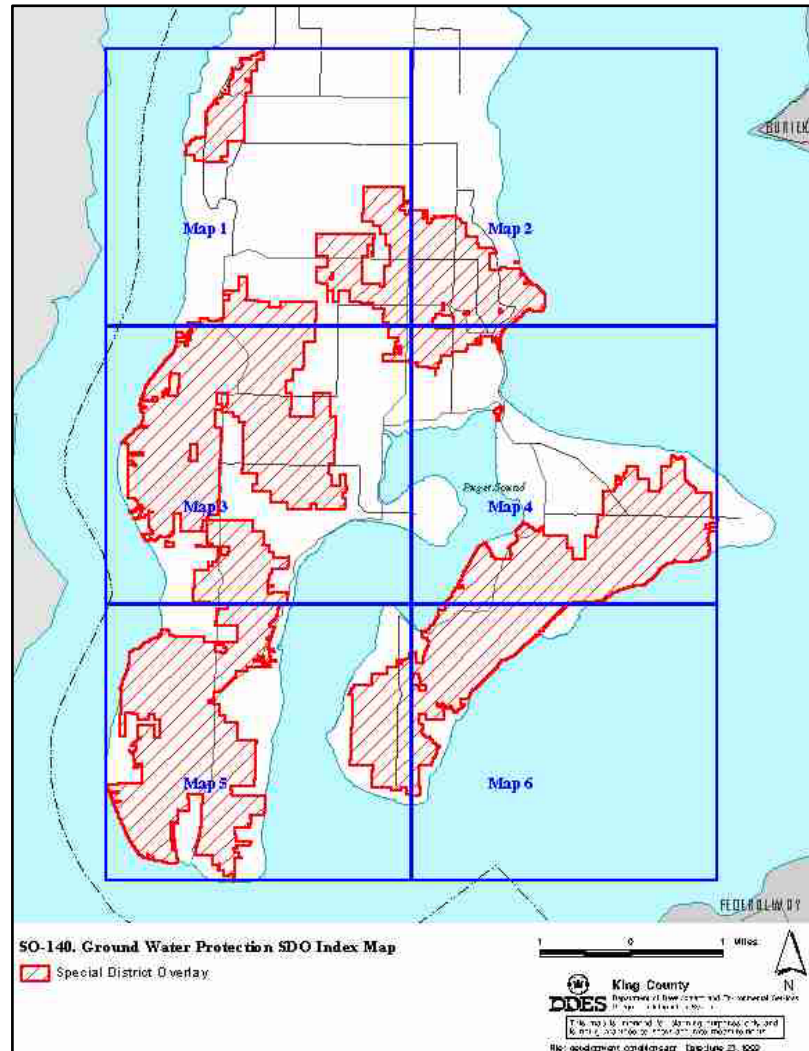
Year of Adoption:  
1997

Affected Parcel(s)  
2104 parcels

Land Use:  
Current: Varies  
Previous: Varies

See Appendix 3 for more information.

### Condition: *Vashon Groundwater Protection Special District Overlay*



supporting doc

## Site Information

Year of Adoption:  
 1985 (Amended in 1997)

Affected Parcel(s)  
 2923039190  
 2923039148  
 2923039142

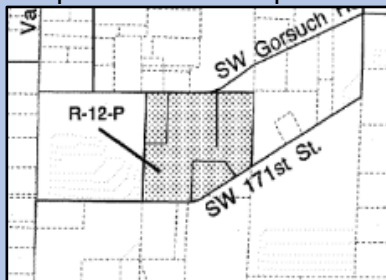
Other Development Conditions:  
 VS-P31 & SO-270

Land Use Designation  
 “rt”- rural town

Zoning History  
 Current: R-4  
 Previous: R-12-P

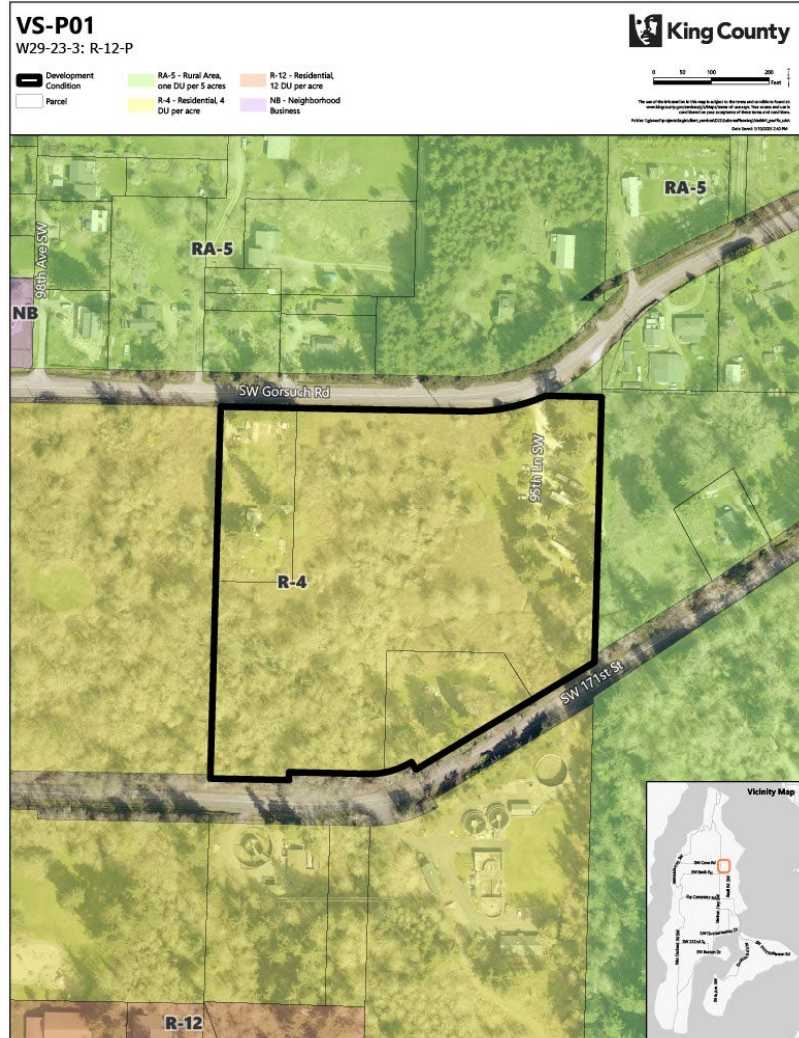
Use of Property/Site  
 Current: Low Density Residential  
 Previous: Low Density Residential

Adopted P-Suffix Map



**Condition: Densities should be limited to a maximum of 12 dwelling units per acre**

### Current P-suffix Map



# supporting doc

**Condition: Use of this site is limited to a fire station.**

## Site Information

Year of Adoption:

1985 (Amended in 1997)

Affected Parcel(s)

1822039125

Zoning History

Current: NB-P

Previous: NB-P

Land Use Designation:

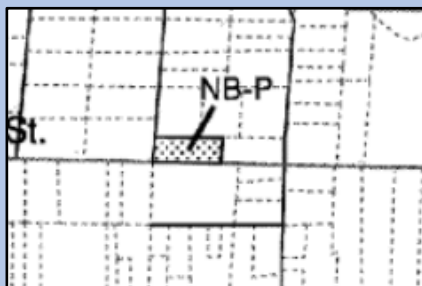
“rn” – rural neighborhood

Use of Property/Site

Current: Fire Station

Previous: Fire Station

Adopted P-Suffix Map



## Current P-suffix Map





# P-Suffix – VS-P04

## Site Information

### Year of Adoption

1985 (Amended in 1997)

### Affected Parcel(s)

1922039029

1922039032

### Zoning History

Current: NB-P

Previous: NB-P

### Land Use Designation

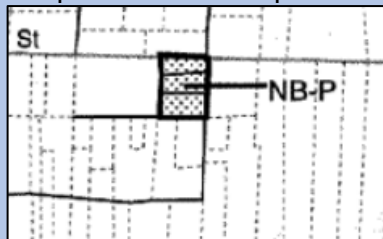
“ra” & “rn” – rural area & rural neighborhood commercial

### Use of Property/Site

Current: Inn

Previous: Inn

### Adopted P-Suffix Map



**Condition: Use of the site is limited to a guest inn/restaurant.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P05

## Site Information

Year of Adoption:

1985 (Amended in 1997)

Affected Parcel(s)

1322029006  
 1322029062  
 1322029055

Zoning History

Current: RA-5-P  
 Previous: RA-5-P

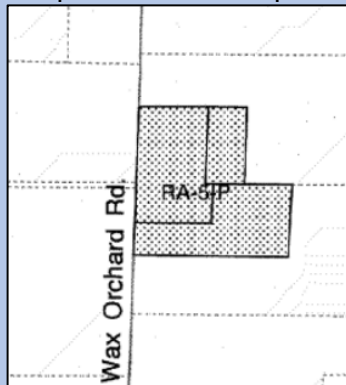
Land Use

“ra” – rural area

Use of Site/Property

Current: Rural Residence  
 Previous: Rural Residence and Farm

Adopted P-Suffix Map



**Condition: *The permitted use of the site is limited to food processing operations.***

### Current P-suffix Map



# P-Suffix Analysis – VS-P06

## Site Information

Year of Adoption

1995 (Amended in 1997)

Affected Parcel(s)

2923039127

Zoning History

Current: NB-P

Previous: NB-P

Land Use

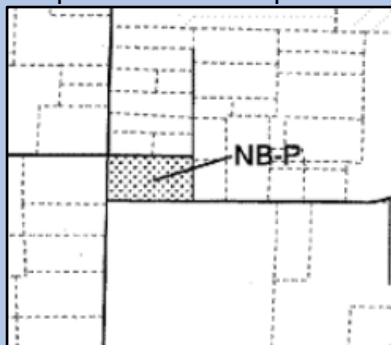
“rt” – rural town

Use of Site/Property

Current: Veterinarian and Family Services Center

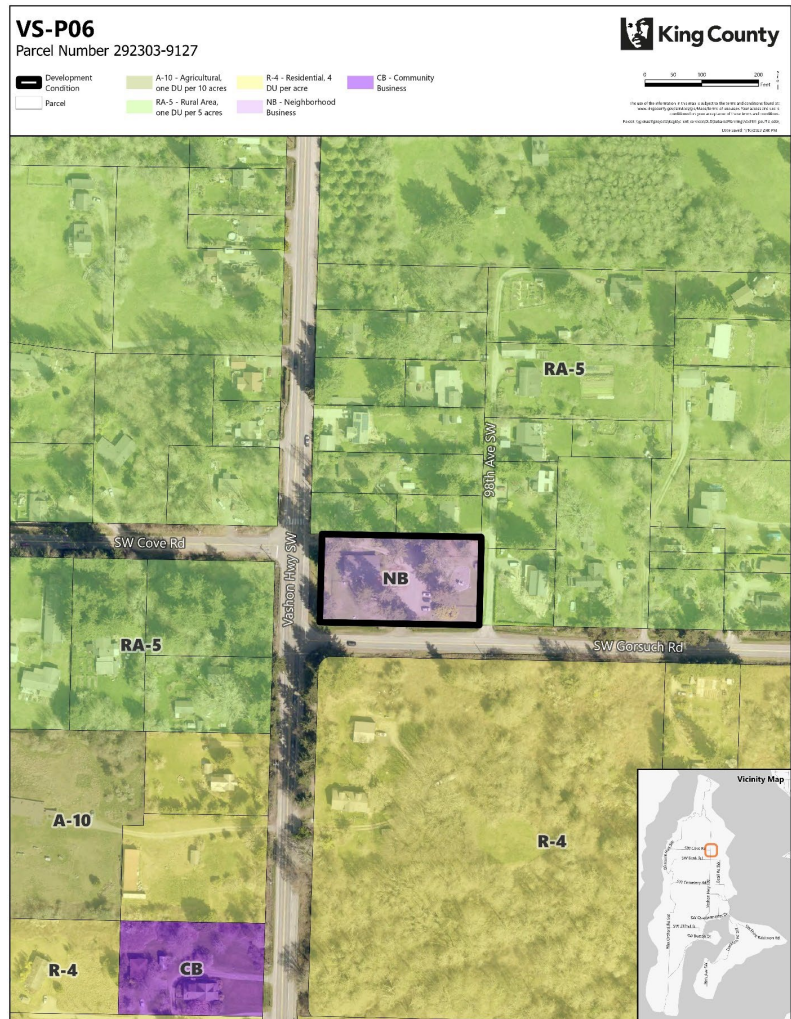
Previous: Family Services Center

Adopted P-Suffix Map



**Condition: The existing setbacks from the building to the streets shall be maintained as landscaped areas. No new driveways or additional parking shall be allowed. The building may only be expanded to the east or north to meet accessibility standards. The existing facade shall be maintained to the west and south.**

## Current P-suffix Map



# P-Suffix Analysis – VS-P07

## Site Information

Year of Adoption:  
 1976 (Amended 2005)

Affected Parcel(s)  
 0622039107 0722039001  
 0722039067 0722039066

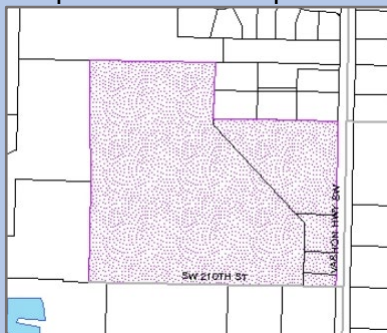
Other Development Conditions:  
 SO-140

Zoning History  
 Current: O-P-SO  
 Previous: O-SO & RA-10-SO

Land Use  
 “rn” – rural neighborhood commercial

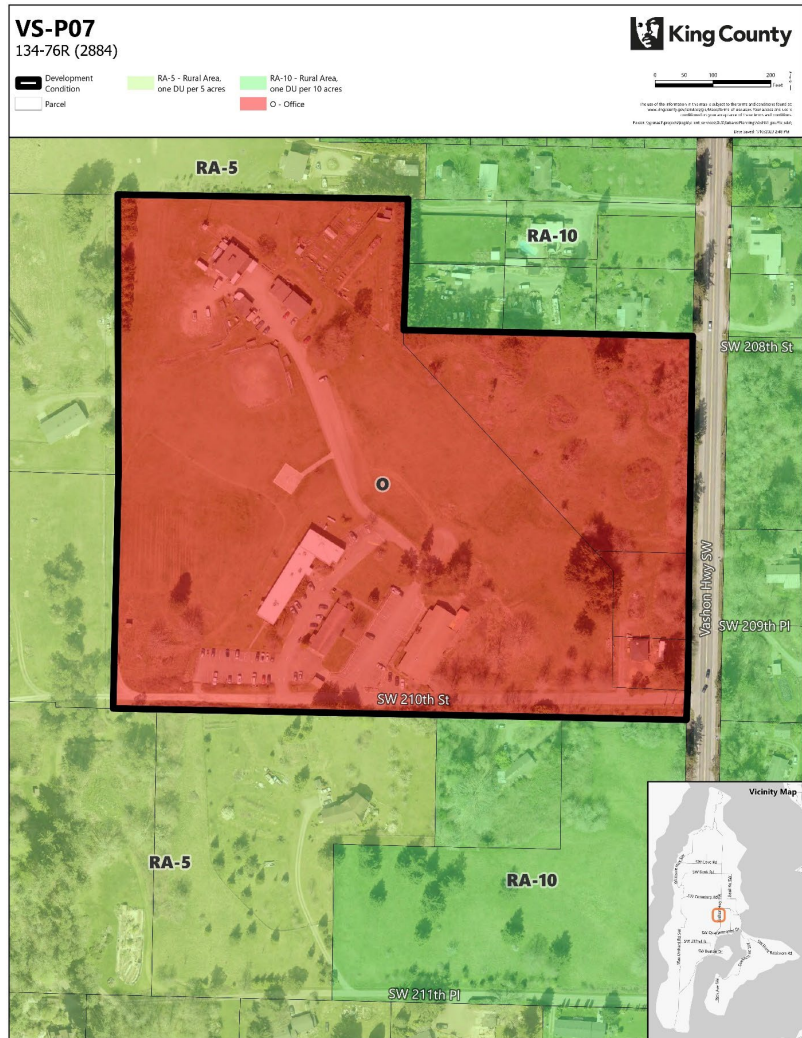
Use of Property/Site  
 Current: Community Services & Recreation Centers  
 Previous: Community Services & Recreation Centers

### Adopted P-Suffix Map



**Condition:** *The use of the site shall be limited to a community health center, a senior citizen's activity center, administrative offices, recreational facilities, and accessory activities. Limits accessory uses to that of “Granny’s Attic” or similar businesses which benefit Vashon-Maury Island Health Services Center, Inc.*

### Current P-suffix Map



# P-Suffix Analysis – VS-P08

## Site Information

Year of Adoption:  
 1981 (Amended 1997)

Other Development Conditions:  
 SO-270

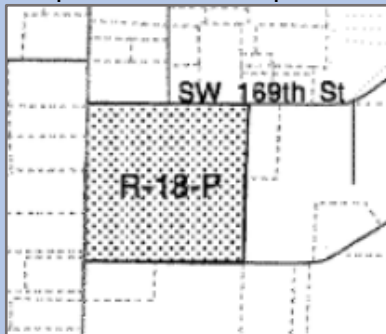
Affected Parcel(s)  
 2923039040

Zoning History  
 Current: R-4-P-SO  
 Previous: R-18-P

Land Use  
 “rt” – rural town

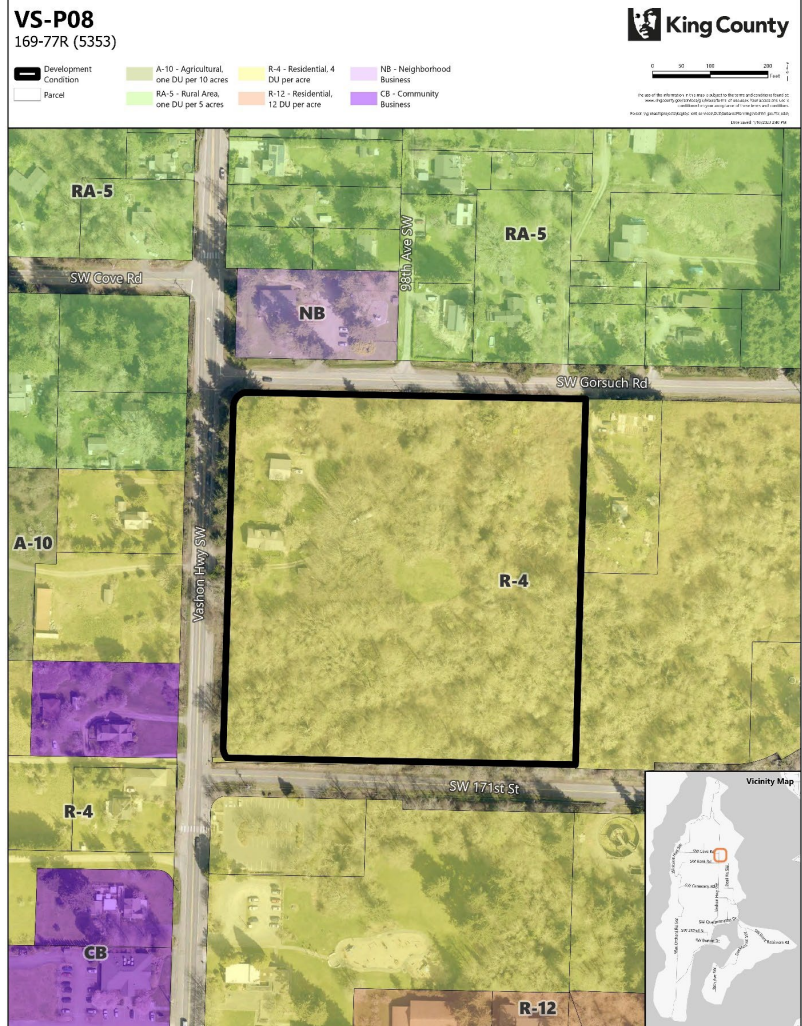
Use of Site/Property  
 Current: Single Family Residence  
 Previous: Single Family Residence

Adopted P-Suffix Map



**Condition: Development of the subject property shall be limited to not more than 85 dwelling unit**

### Current P-suffix Map



# P-Suffix Analysis – VS-P09

## Site Information

Year of Adoption:  
 1979 (Amended in 1997)

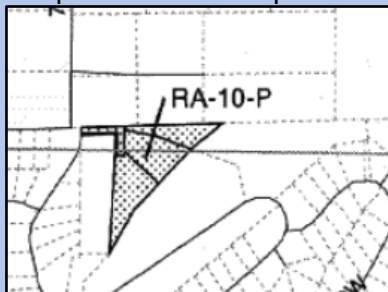
Affected Parcel(s)  
 2822039035 2822039034  
 2822039033 282203TRCT

Zoning History  
 Current: RA-10-P  
 Previous: RA-10-P

Land Use  
 “ra” – rural area

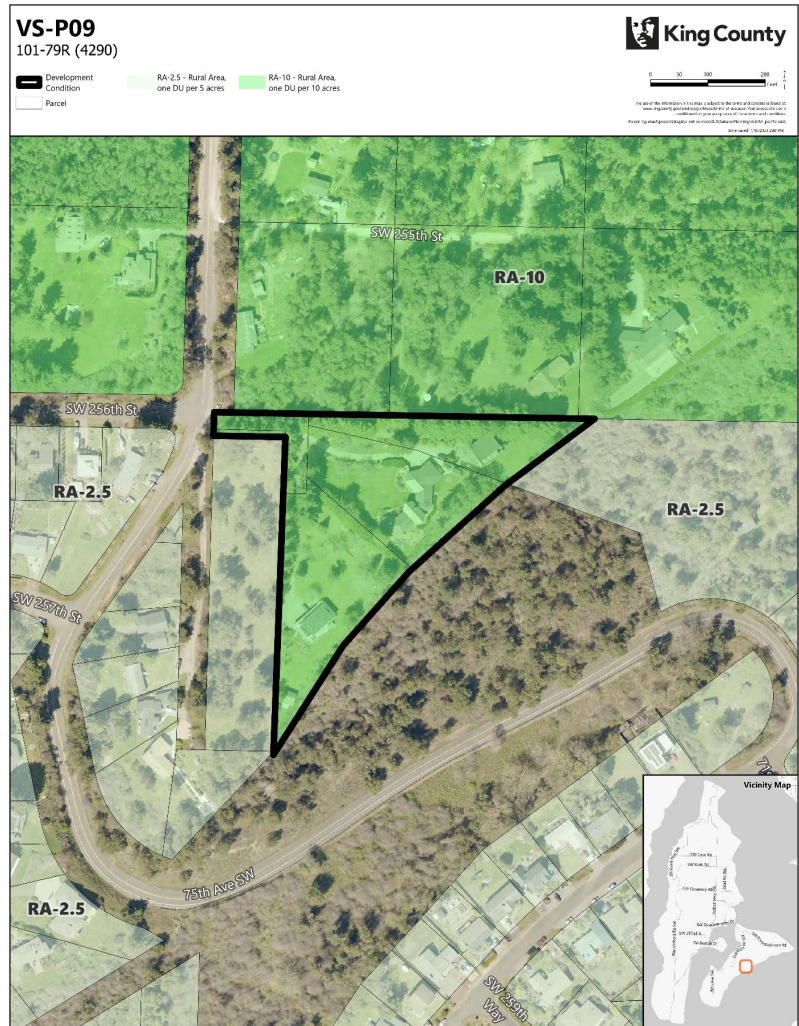
Use of Site/Property  
 Current: Rural Residence  
 Previous: Rural Residence

Adopted P-Suffix Map



**Condition: Existing single family residence and the proposed stable on a lot in excess of 35,000 square feet with a minimum width of 135 feet. No more than 1 barn shall be located on the total subject property**

### Current P-suffix Map



# P-Suffix Analysis – VS-P10

## Site Information

Year of Adoption:  
 1980 (Amended in 1997)

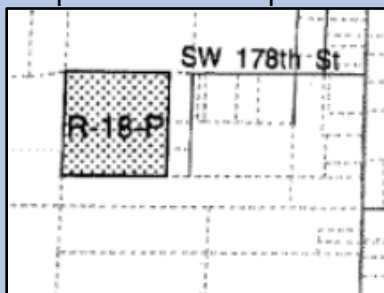
Affected Parcel(s)  
 3123039169

Zoning History  
 Current: R-8-P-SO  
 Previous: R-18-P

Land Use  
 “rt” – rural town

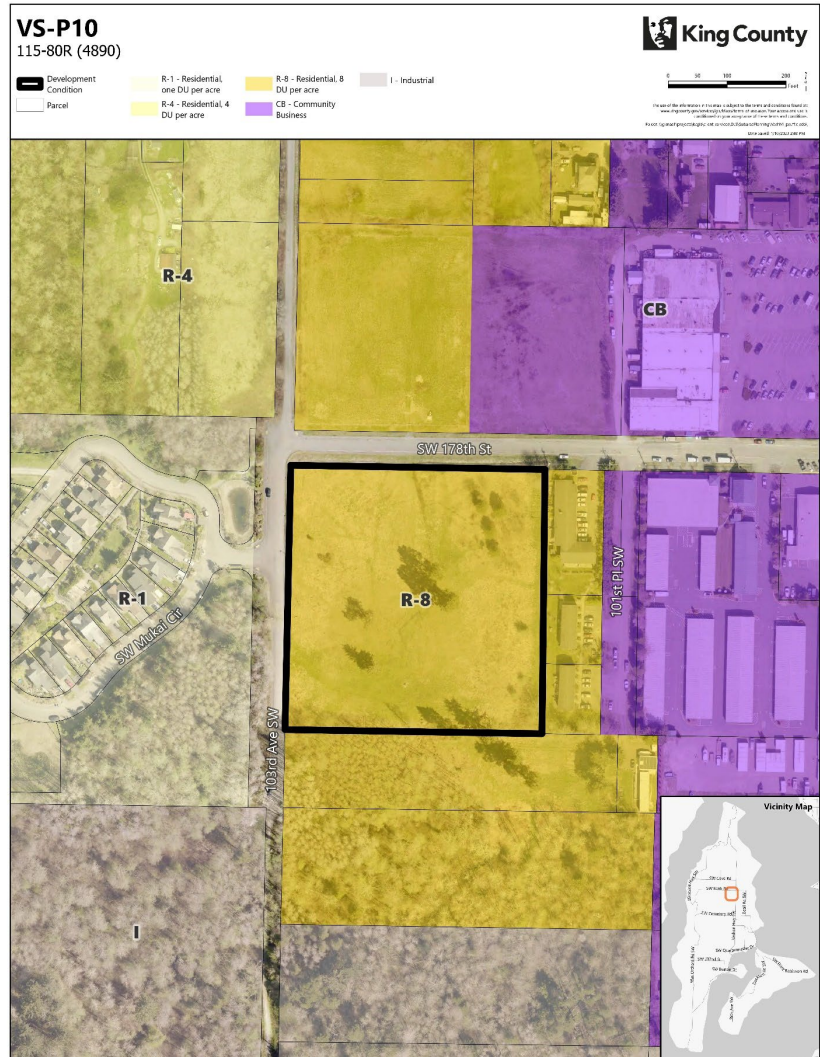
Use of Site/Property  
 Current: Vacant  
 Previous: Vacant

Adopted P-suffix Map



**Condition: *Right-of-way shall be dedicated to King County to allow for the extension of SW 178th Street to the west boundary of the site. A 15 ft.-wide landscape setback requirement shall be provided on the south and west boundaries of the site.***

## Current P-suffix Map



# P-Suffix Analysis – VS-P11

**Condition: Use of the site shall be limited to a propane storage tank, and/or office space.**

## Site Information

Year of Adoption  
1982 (Amended in 1997)

Other Development Conditions

SO-140

Affected Parcel(s)  
0622039165  
0622039054

Zoning History

Current: I-P-SO

Previous: I-P

Land Use

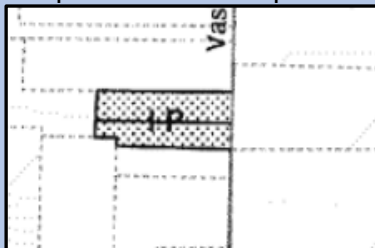
“i” – industrial

Use of Site/Property

Current: Construction business/Storage

Previous: Construction business/Storage

Adopted P-Suffix Map



## Current P-suffix Map





# P-Suffix Analysis – VS-P12

## Site Information

Year of Adoption  
 1980 (Amended in 1997)

Other Development Conditions  
 SO-270

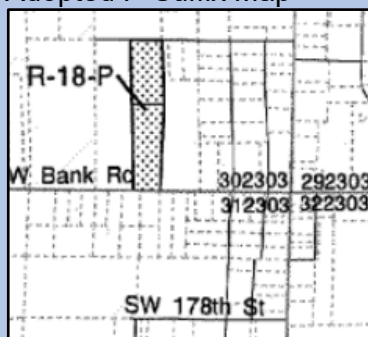
Affected Parcel(s)  
 3023039214  
 3023039189

Zoning History  
 Current: R-4-P-SO  
 Previous: R-18-P

Land Use  
 “rt” – rural town

Use of Site/Property  
 Current: Senior Housing  
 Previous: Senior Housing

### Adopted P-Suffix Map



**Condition: The residential density of the subject property shall be limited to 12 dwelling units per acre unless this property is being developed in conjunction with an approved low income elderly housing project.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P13

## Site Information

Year of Adoption

1984 (Amended in 1997)

Affected Parcel(s)

3123039011

Other Development Conditions

VS-P28, VS-P29 & SO-270

Zoning History

Current: CB-P-SO

Previous: CB-P

Land Use

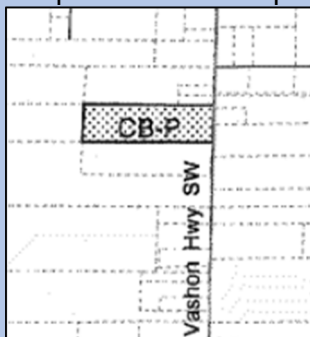
“rt” – rural town

Use of Site/Property

Current: Plant Nursery

Previous: Plant Nursery

Adopted P-Suffix Map



**Condition: Densities should be limited to a maximum of 12 dwelling units per acre**

### Current P-suffix Map



# P-Suffix Analysis – VS-P14

## Site Information

Year of Adoption:  
 1988 (Amended in 1997)

Affected Parcel(s)  
 1471640000

Other Development Conditions:  
 VS-P28

Zoning History  
 Current: R-8-P  
 Previous: CB-P

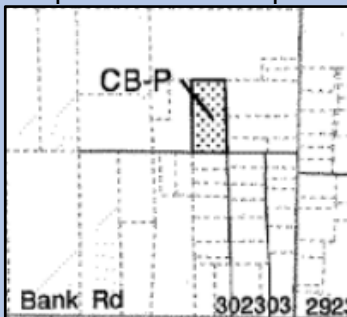
### Land Use

“rt” – rural town

### Use of Site/Property

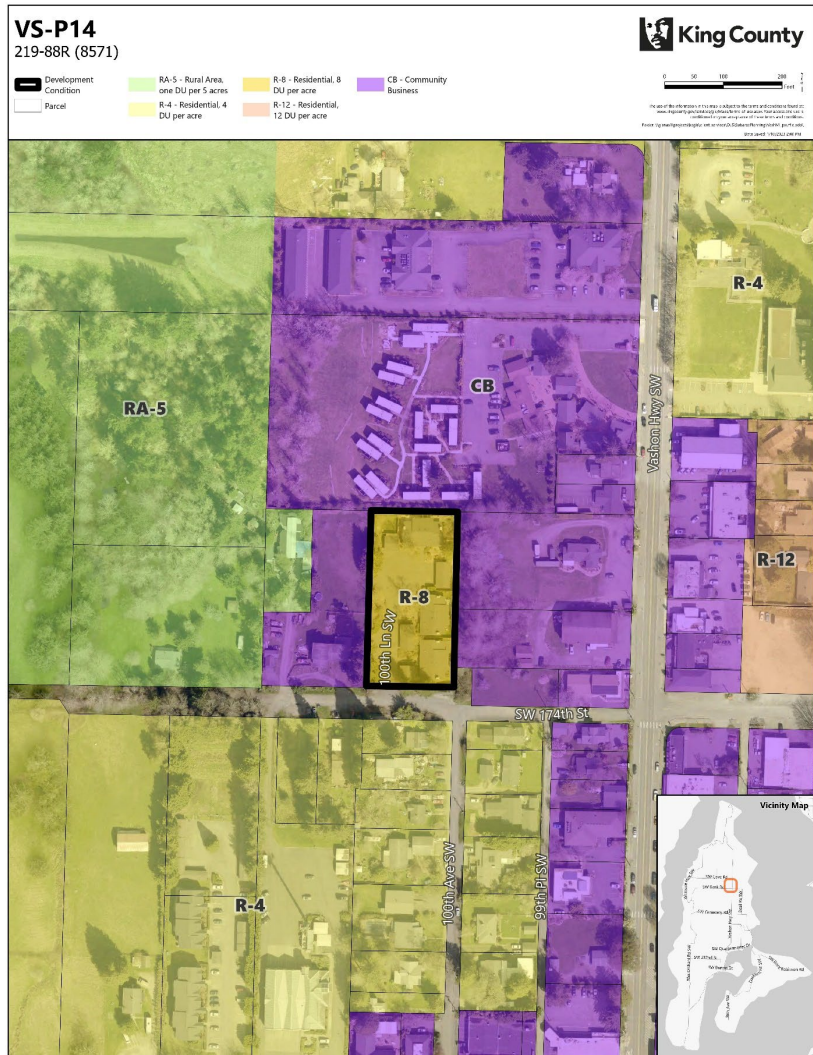
Current: Multifamily Residential  
 Previous: Multifamily Residential

### Adopted P-Suffix Map



**Condition: Density is limited to 6 units per acre. Parking areas and outside storage shall not be located within the required road setback.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P15

## Site Information

Year of Adoption

1989 (Amended in 2005)

Affected Parcel(s)

3223039114

Zoning History

Current:       CB-P-SO

Previous:       CB-P

Land Use

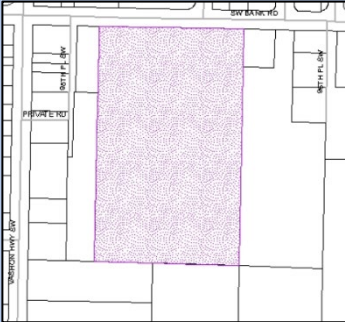
“rt” – rural town

Use of Site/Property

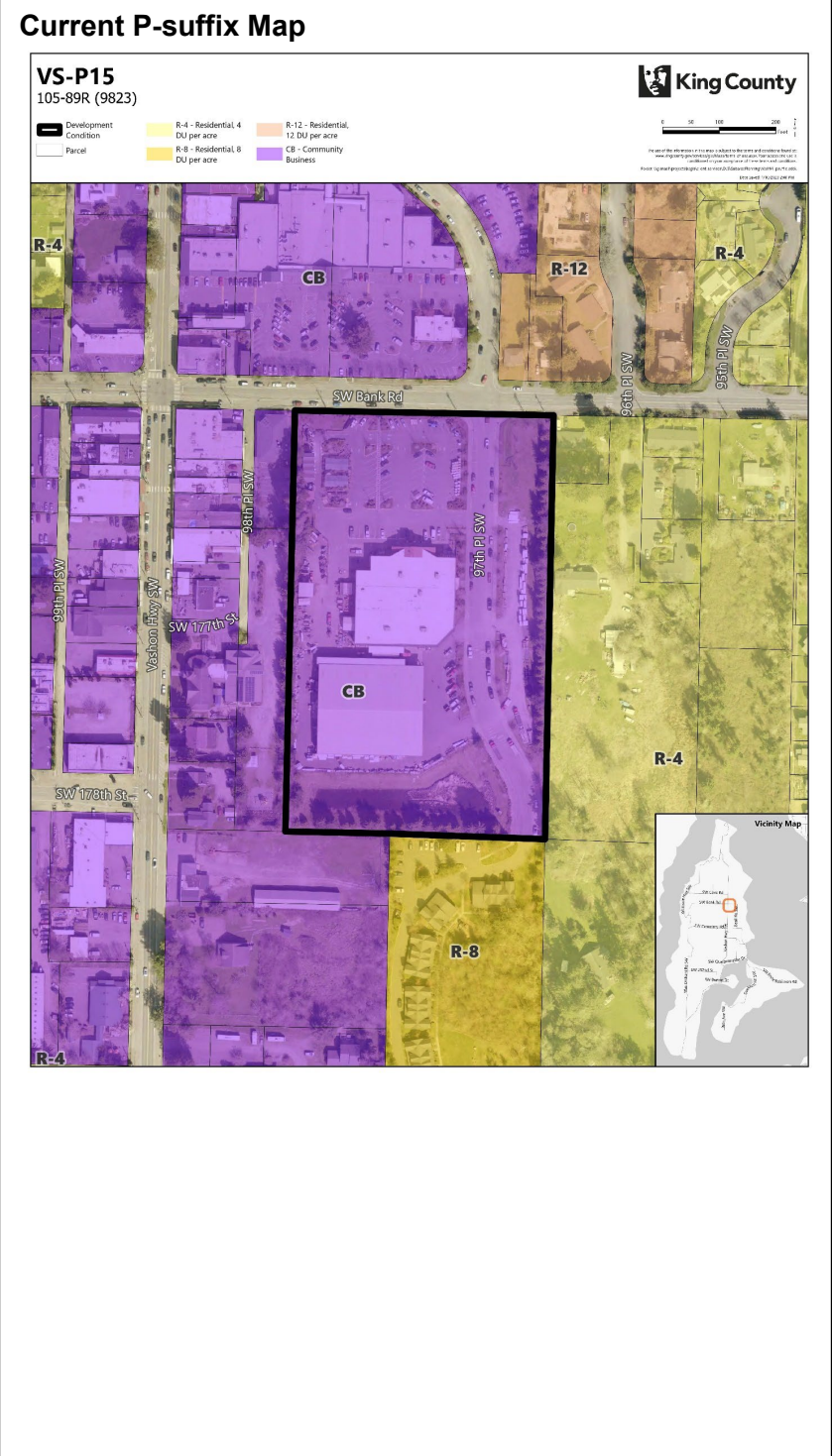
Current:       Lumber  
                   Supply Store

Previous:       Vacant

Adopted P-Suffix Map:



**Condition: Multiple Conditions Apply – including various requirements for certain types of development.**



## P-Suffix Analysis – VS-P16

### Site Information

Year of Adoption:  
 1992 (Amended in 1997)

Affected Parcel(s)  
 3123039055

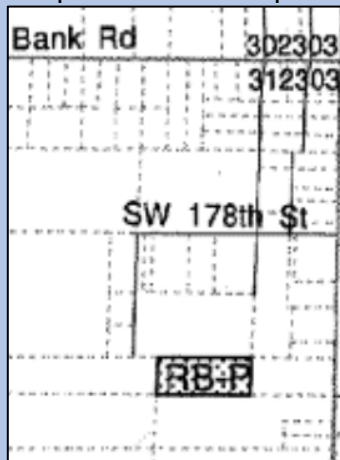
Other Development Conditions:  
 VS-P28, VS-P29 & SO-270

Zoning History  
 Current: CB-P-SO  
 Previous: RB-P

Land Use  
 “rt” – rural town

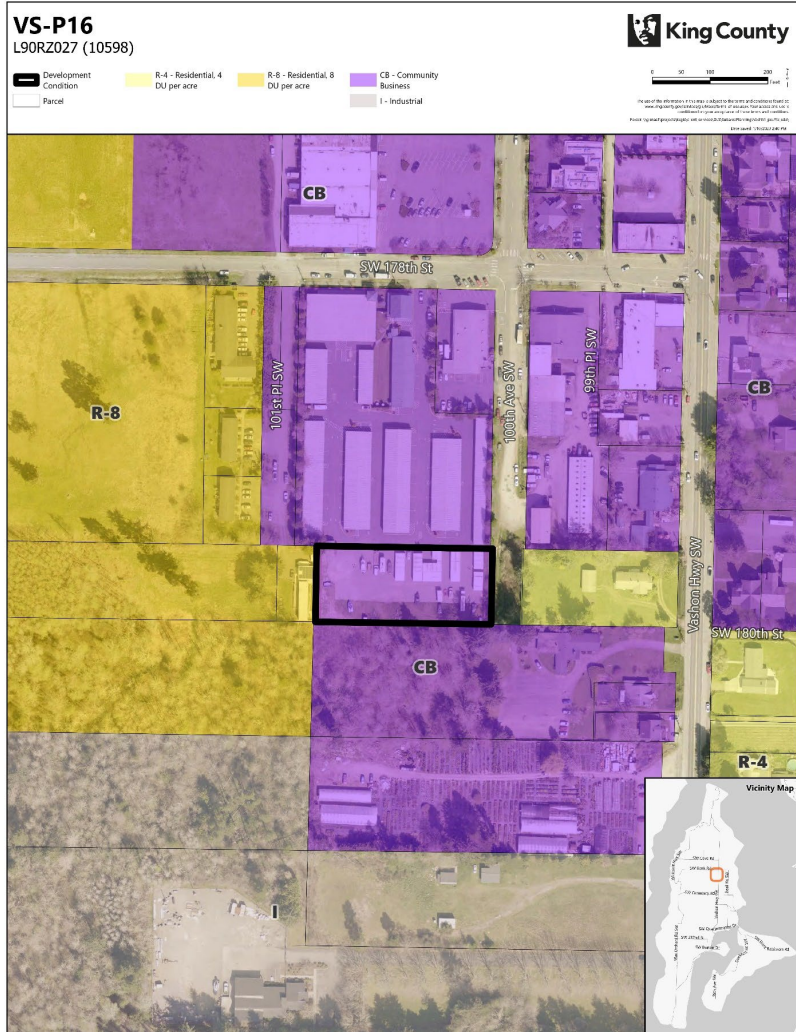
Use of Site/Property  
 Current: Storage  
 Previous: Storage

Adopted P-Suffix Map



**Condition: Use of the property shall be limited to self-service storage warehousing. Development of the property shall be limited to that use and ancillary, accessory or appurtenant uses, structures, or other improvements. Temporary turnaround and easement requirements.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P17

## Site Information

Year of Adoption:  
 1994 (Amended in 1997)

Affected Parcel(s)  
 3123039066

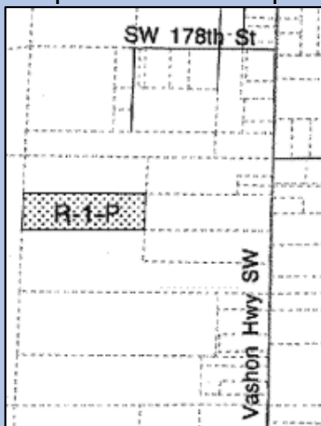
Other Development Conditions:  
 VS-P30

Zoning History  
 Current: I-P  
 Previous: R-1-P

Land Use  
 "rt" – rural town

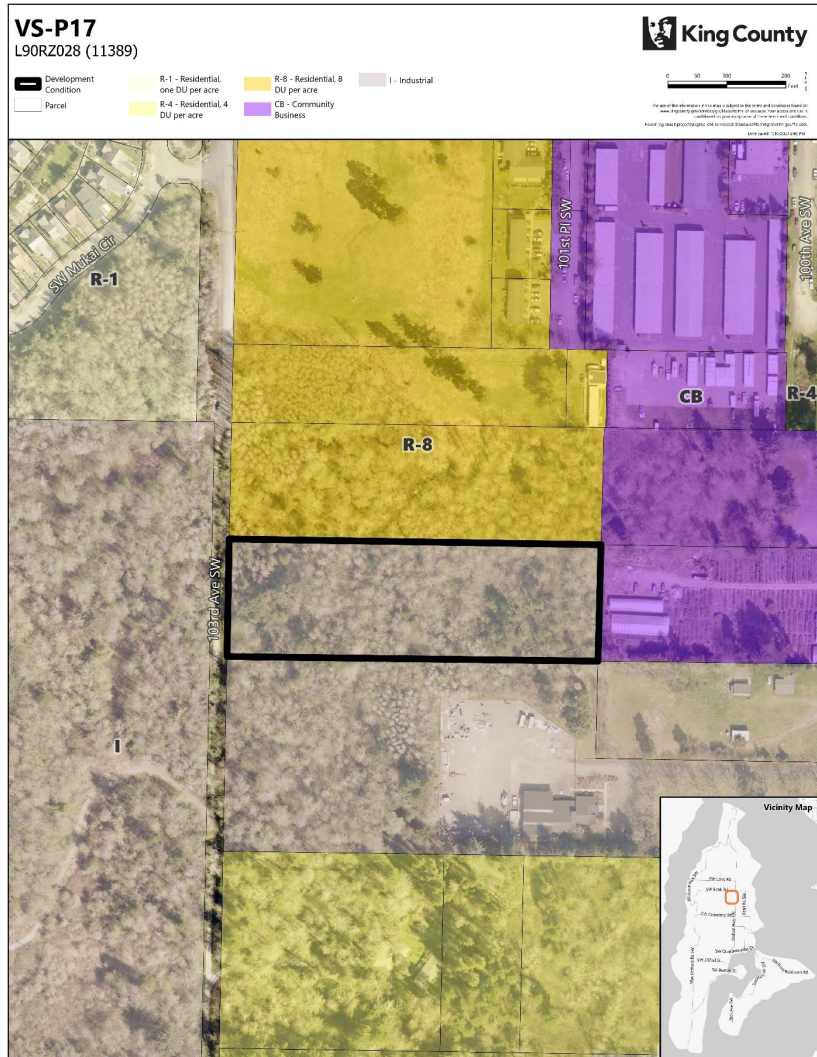
Use of Site/Property  
 Current: Vacant  
 Previous: Vacant

Adopted P-Suffix Map



**Condition: Use of the property shall be limited to office/manufacturing. Development of the property shall be limited to this permitted use and ancillary, accessory or appurtenant use, structures or other improvements. ROW improvements required to 103rd Avenue Southwest from the south property line of the subject property to Southwest 178th Street.**

## Current P-suffix Map



# P-Suffix Analysis – VS-P18

## Site Information

Year of Adoption:

1993 (Amended in 1997)

Affected Parcel(s)

8884200000

Zoning History

Current: R-4-P

Previous: R-4-P & R-18-P

Land Use

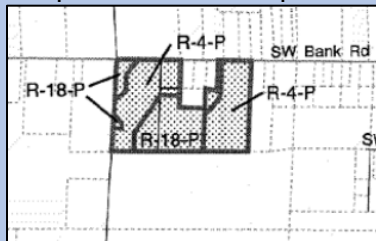
“rt” – rural town

Use of Site/Property

Current: Co-Housing  
 Multifamily

Previous: Vacant

Adoption P-Suffix Map



**Condition: Multiple site-specific development conditions apply.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P19

**Condition: Setbacks shall be those for the R-8 zone.**

## Site Information

Year of Adoption:  
 1996 (Amended in 1997)

Affected Parcel(s)  
 3023039187

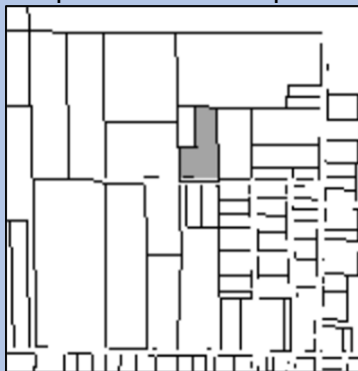
Other Development Conditions:  
 VS-P28 & SO-270

Zoning History  
 Current: CB-P-SO  
 Previous: CB-P

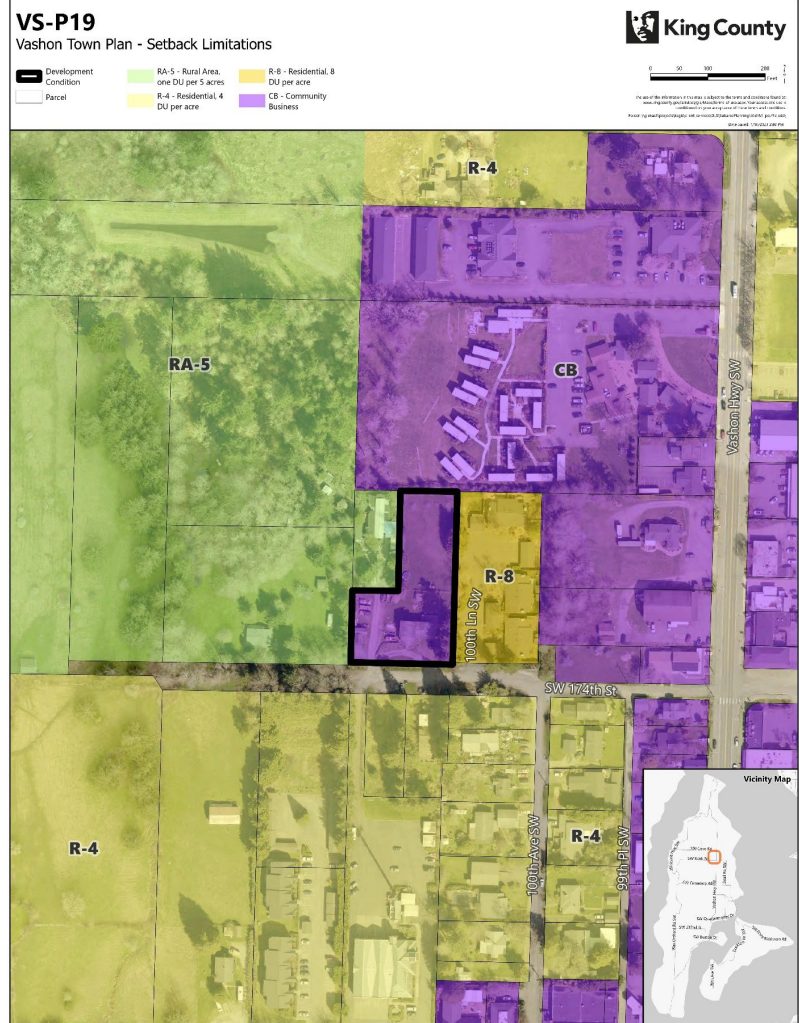
Land Use  
 “rt” – rural town

Use of Site/Property  
 Current: Single Family Home  
 Previous: Single Family Home

Adopted P-Suffix Map:



### Current P-suffix Map





# P-Suffix Analysis – VS-P20

## Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3123039138 3123039108  
 3123039139 3123039106

Zoning History

Current: R-8-P

Previous: R-18-P

Land Use

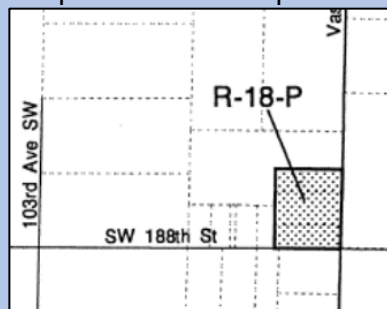
“rt” – rural town

Use of Site/Property

Current: Single Family Residence and Vacant

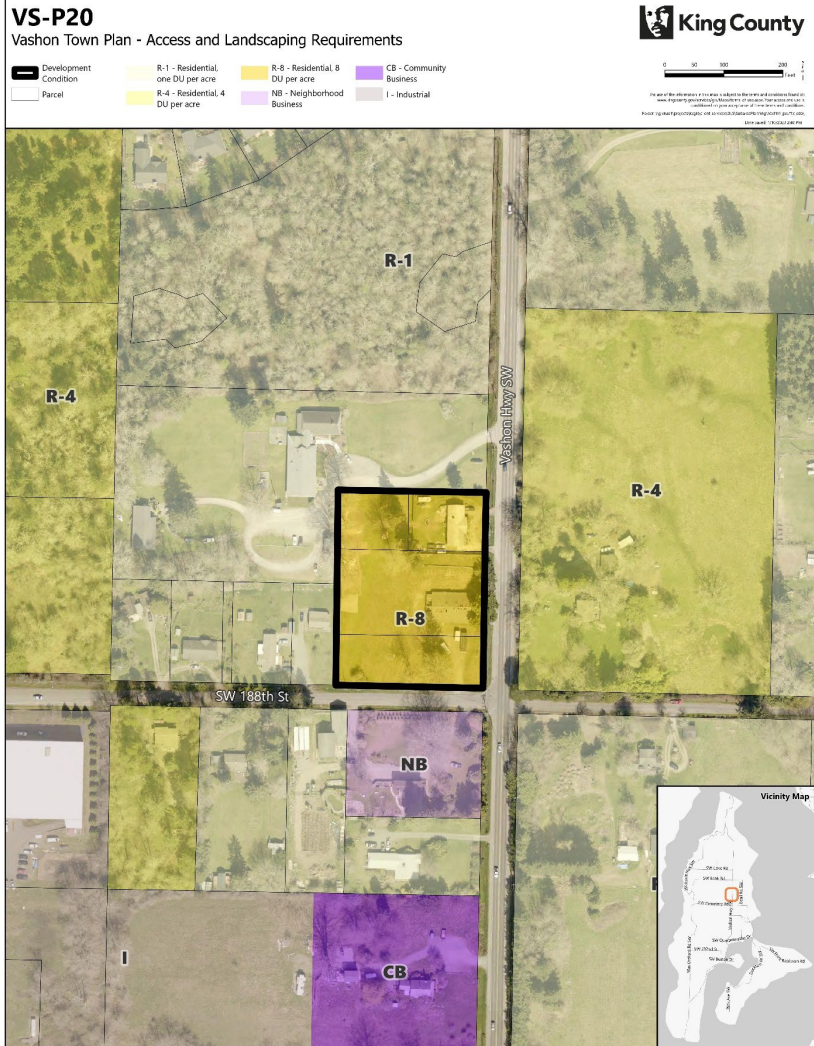
Previous: Plant Nursery

Adopted P-Suffix Map



**Condition: Access restricted to SW 188th, with required landscaping.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P21

## Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3123039095

Zoning History

Current: NB-P

Previous: R-4-P

Land Use

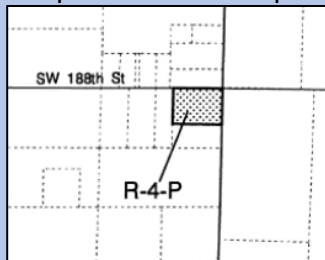
“rt” – rural town

Use of Site/Property

Current: Single Family Residence

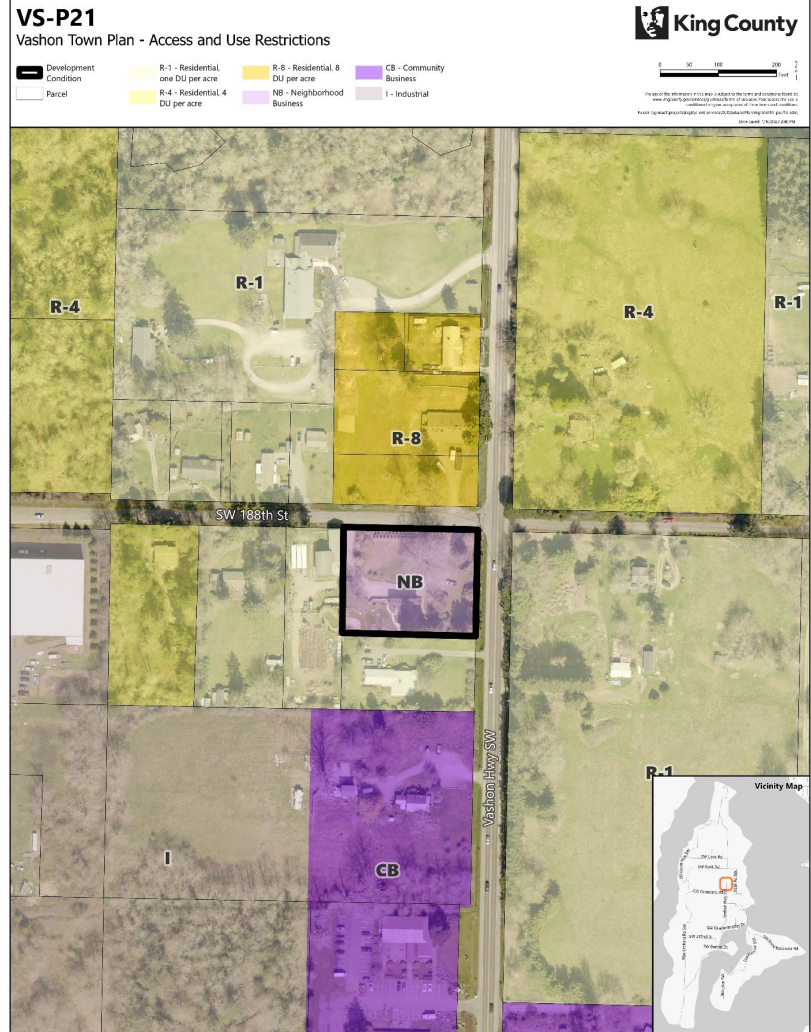
Previous: Single Family Residence

Adopted P-Suffix Map



**Condition: Use restricted to existing building. Access parking from S.W. 188th.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P22

## Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3223039040

Zoning History

Current: R-4-P

Previous: R-4-P

Land Use

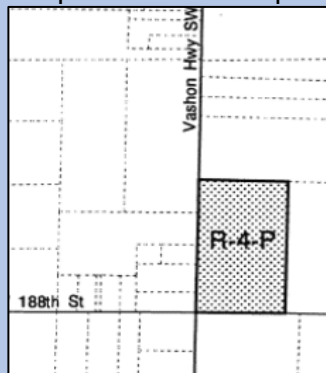
“rt” – rural town

Use of Site/Property

Current: Single Family Residence

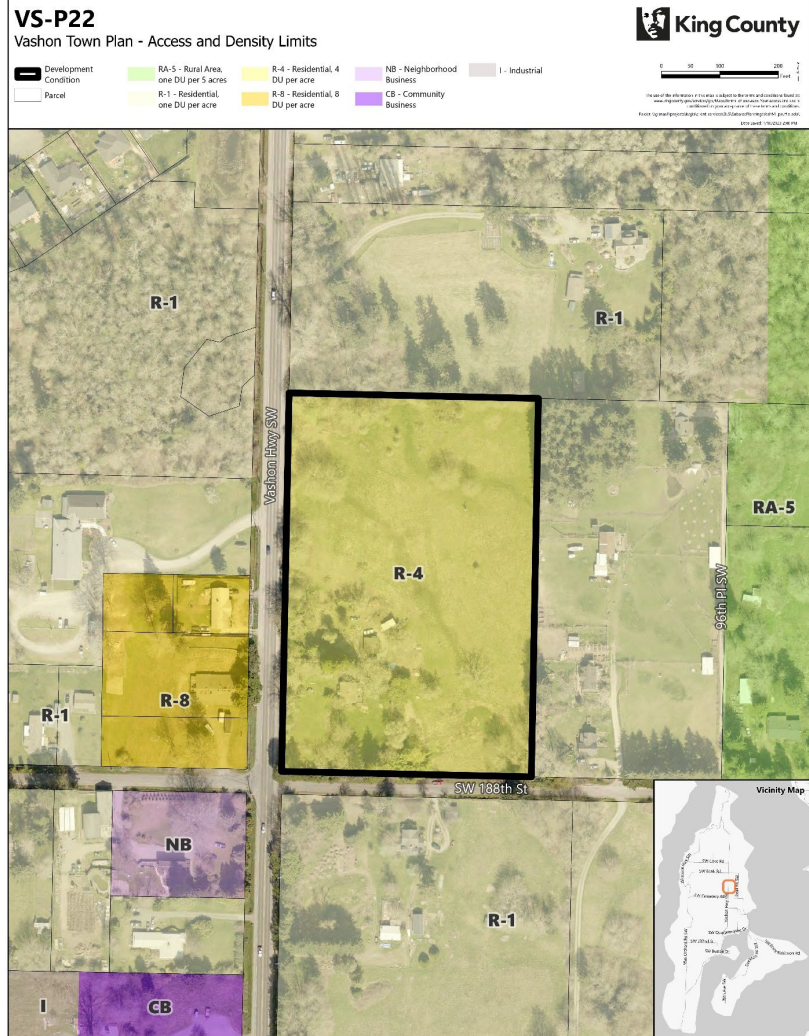
Previous: Single Family Residence

Adopted P-Suffix Map



**Condition: One driveway to Vashon Highway and a maximum of 14 housing units.**

### Current P-suffix Map



# P-Suffix Analysis – VS-P23

**Condition: Use restricted to existing building, parking at rear or sides of building only.**

## Site Information

Year of Adoption:

1996 (Amended in 1997)

Affected Parcel(s)

3223039048

Other Development

Conditions:

SO-140

Zoning History

Current: CB-P-SO

Previous: R-4-P

Land Use

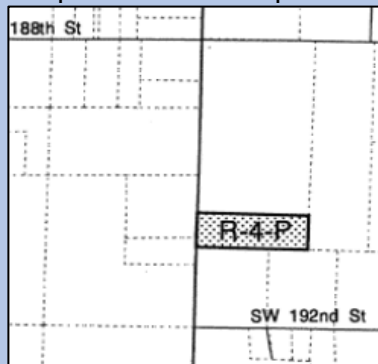
“rt” – rural town

Use of Site/Property

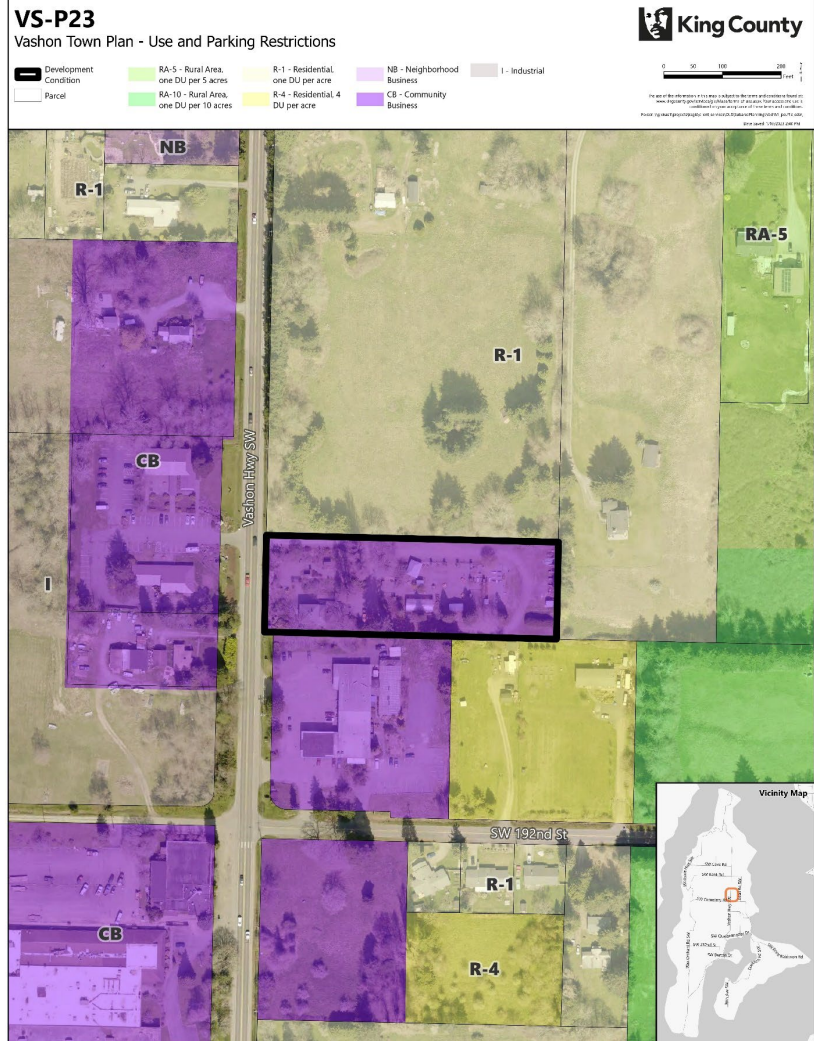
Current: Garden Center

Previous: Garden Center

Adopted P-Suffix Map



## Current P-suffix Map



# P-Suffix Analysis – VS-P25

**Condition: Access restricted to 103rd Ave SW or SW 188th, or, if constructed, SW 183rd or SW 184th.**

## Site Information

Year of Adoption:  
 1996 (Amended in 1997)

Affected Parcel(s)

- 3123039172    3123039171
- 3123039170    3123039099
- 3123039186    3123039185
- 3123039184

Other Development Standards:  
 SO-140 and SO-270

Zoning History

Current:        R-4-P-SO  
 Previous:      R-4-P

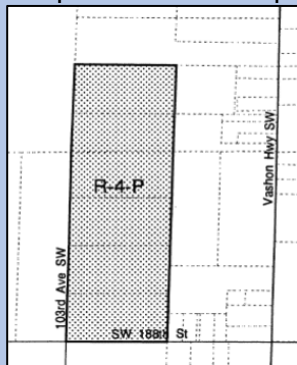
Land Use

“rt” – rural town

Use of Site/Property

Current:        Vacant and Single Family  
 Previous:      Vacant and Single Family

Adopted P-Suffix Map



## Current P-suffix Map



## P-Suffix Analysis – VS-P26

### Site Information

Year of Adoption:  
 1996 (Amended in 1997)

Effected Parcel(s)  
 3023039108 3023039176  
 3023039034 3023039036  
 3023039233 (partial)  
 3023039096

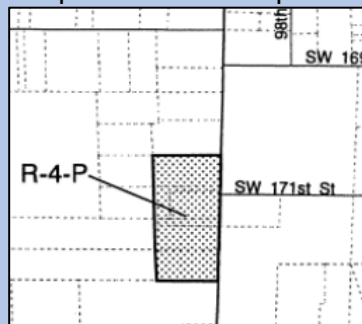
Other Development Conditions:  
 VS-P28 & SO-270

Zoning History  
 Current: R-4-P-SO & CB-P  
 Previous: R-4-P

Land Use  
 “rt” – rural town

Use of Site/Property  
 Current: Low Density Residential  
 Previous: Low Density Residential

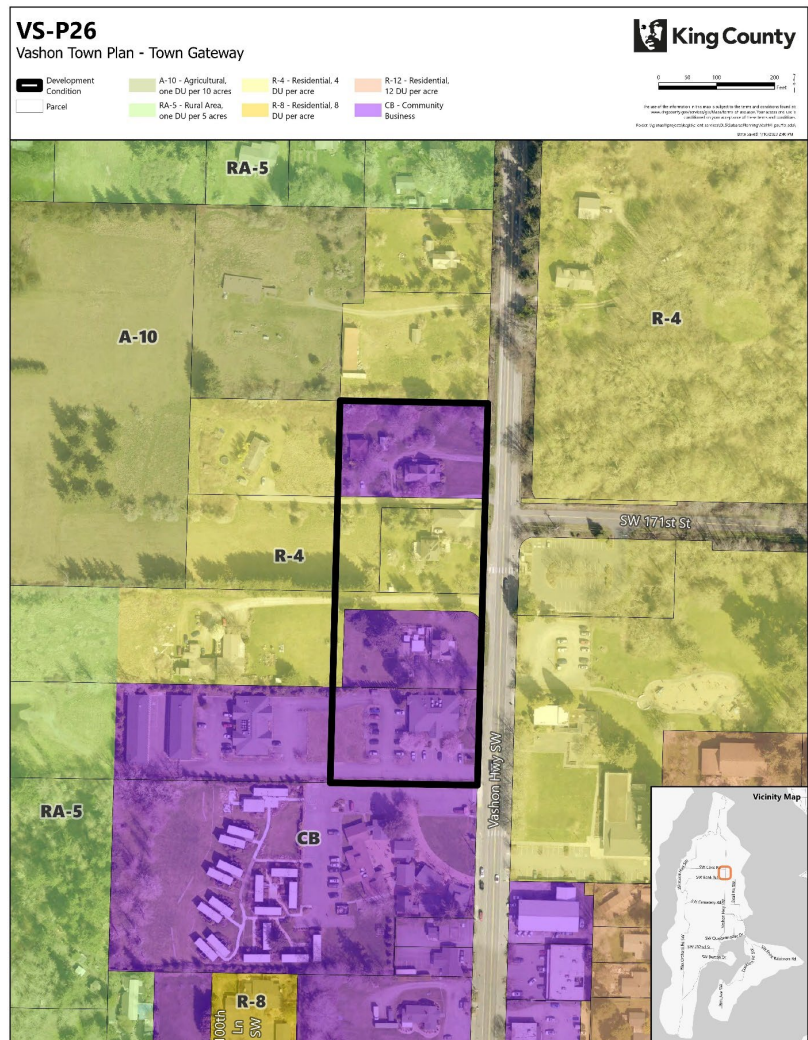
Adopted P-Suffix Map



**Condition: Town Gateway - The conditions apply to 4 parcels on the west side of Vashon Highway:**

- Buildings shall be set back 40 feet from the property line along Vashon Highway;
- Roof pitch shall be 5 feet in height for each 12 inches in length;
- Parking shall be at the side or rear of the buildings;
- No auto service facilities shall be allowed on commercial parcels; and
- Mixed use housing density is limited to 4 units per acre.

### Current P-suffix Map



# P-Suffix Analysis – VS-P27

## Site Information

Year of Adoption:  
 1996 (Amended in 1997)

Affected Parcel(s)  
 2923039040

Other Development Conditions:  
 VS-P08 & SO-270

Zoning History  
 Current: R-4-P  
 Previous: R-4

Land Use  
 “rt” – rural town

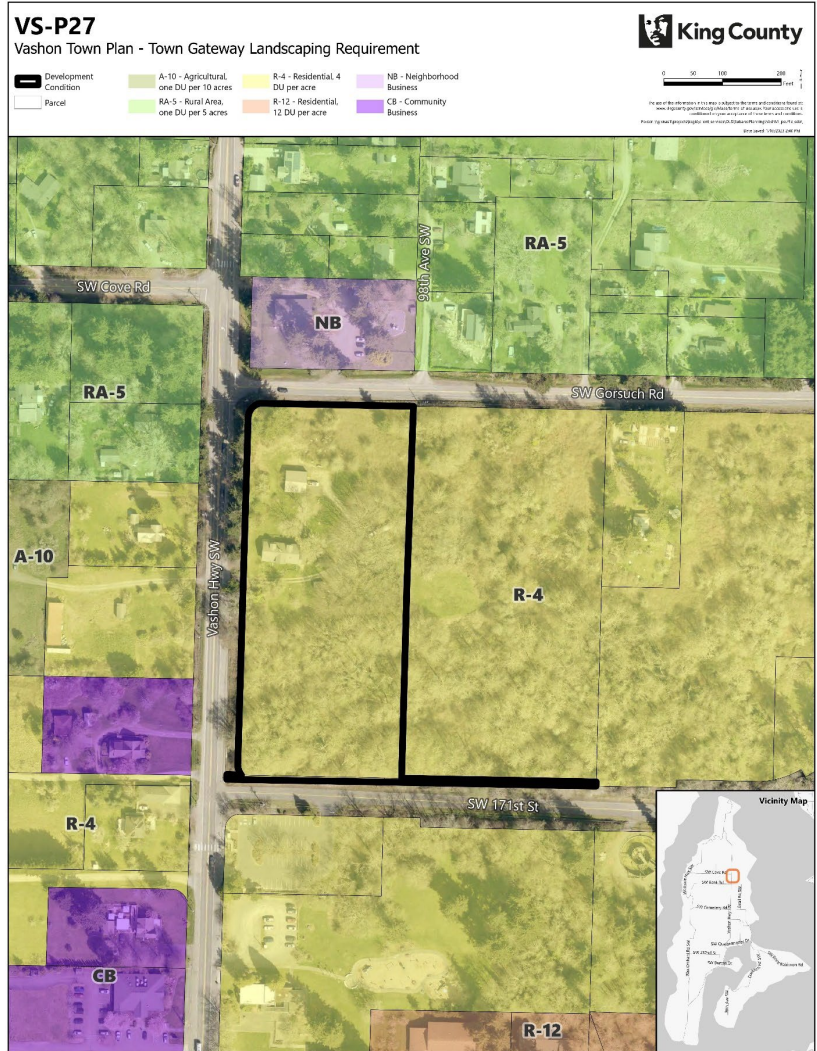
Use of Site/Property  
 Current: Single Family Residence  
 Previous: Single Family Residence

### Adopted P-Suffix Map



**Condition: Town Gateway Landscaping – Landscaping shall be Type 1 (K.C.C. 21A.16.040A), 20 feet wide for the parcel on the east side of Vashon Highway, between SW 171st Street and SW Gorsuch Road**

### Current P-suffix Map



# P-Suffix Analysis – VS-P28

## Site Information

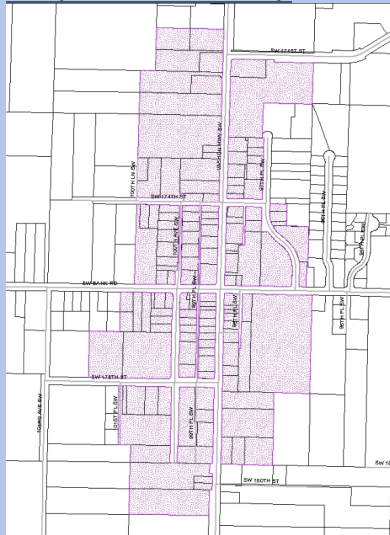
Year of Adoption:  
 1996 (Amended in 2005)

Affected Parcel(s)  
 139 Parcels in the Town  
 Core Boundary

Zoning History  
 Current: Varies  
 Previous: Varies

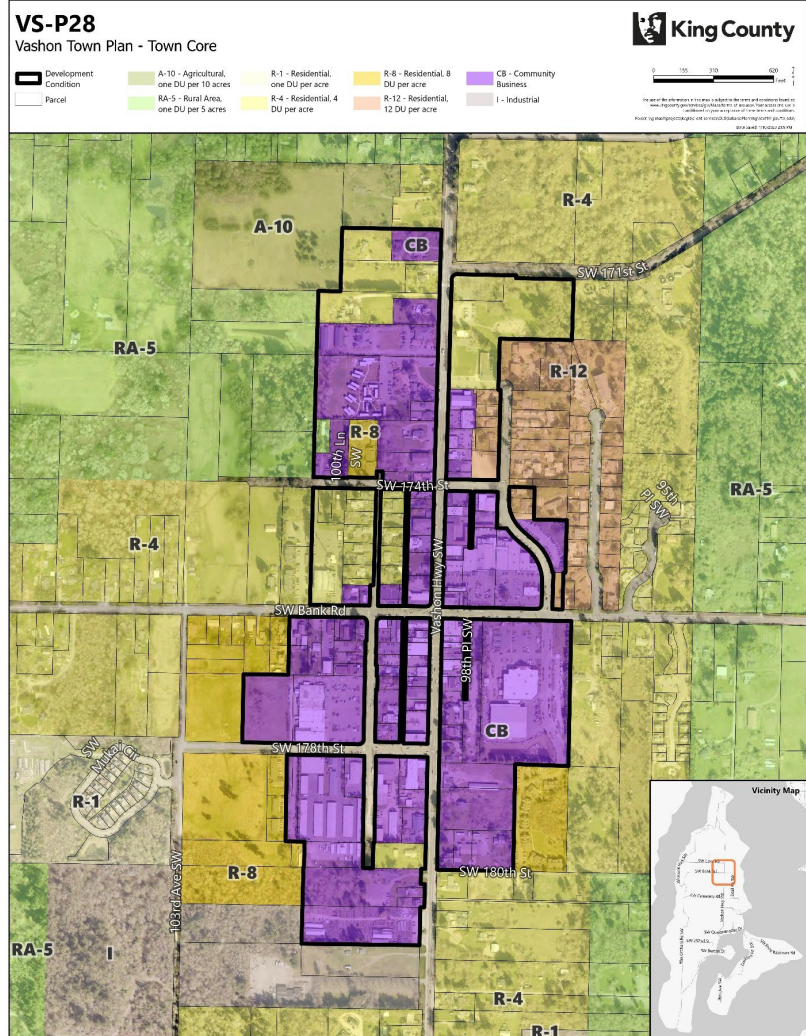
Use of Site/Property  
 Current: Downtown  
 Previous: Downtown

### Adopted P-Suffix Map



## Condition: Vashon Plan Town Core Design Regulations

### Current P-suffix Map





# P-Suffix Analysis – VS-P29

## Site Information

Year of Adoption:  
 1996 (Amended in 2005)

Affected Parcel(s)  
 124 CB-Zoned parcels

Zoning History  
 Current: CB  
 Previous: CB

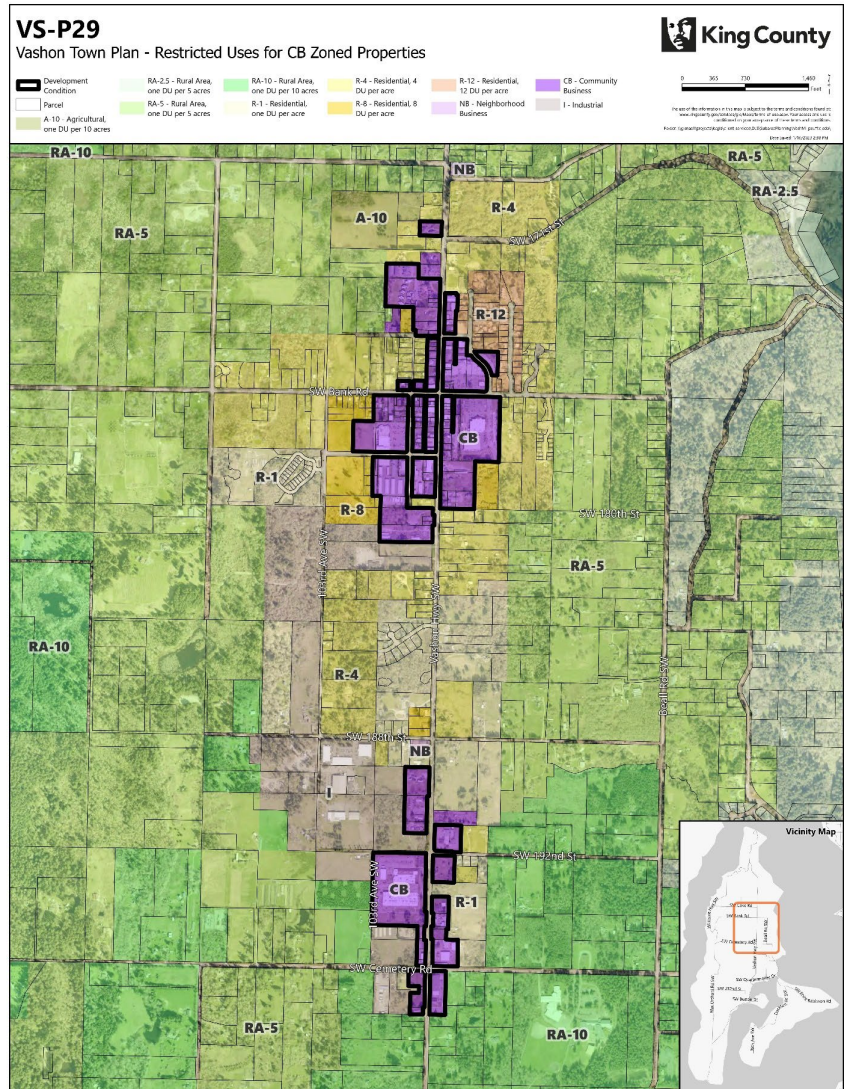
Land Use  
 Current: Downtown  
 Previous: Downtown

Adopted P-Suffix Map



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

## Current P-suffix Map



# P-Suffix Analysis – VS-P30

## Site Information

Year of Adoption:

1996 (Amended in 2014)

Affected Parcel(s)

23 I-zoned parcels

Other Development Conditions

SO-140

Zoning History

Current: I

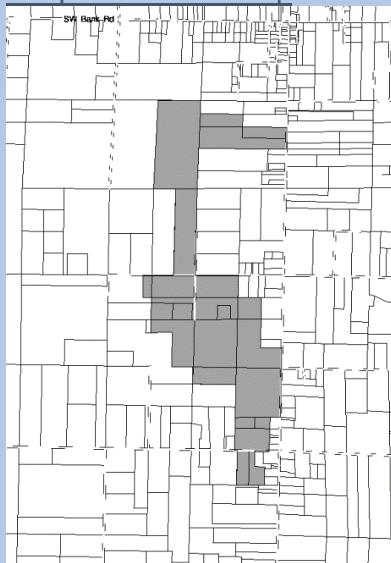
Previous: I

Land Use

Current: Various  
 Industrial

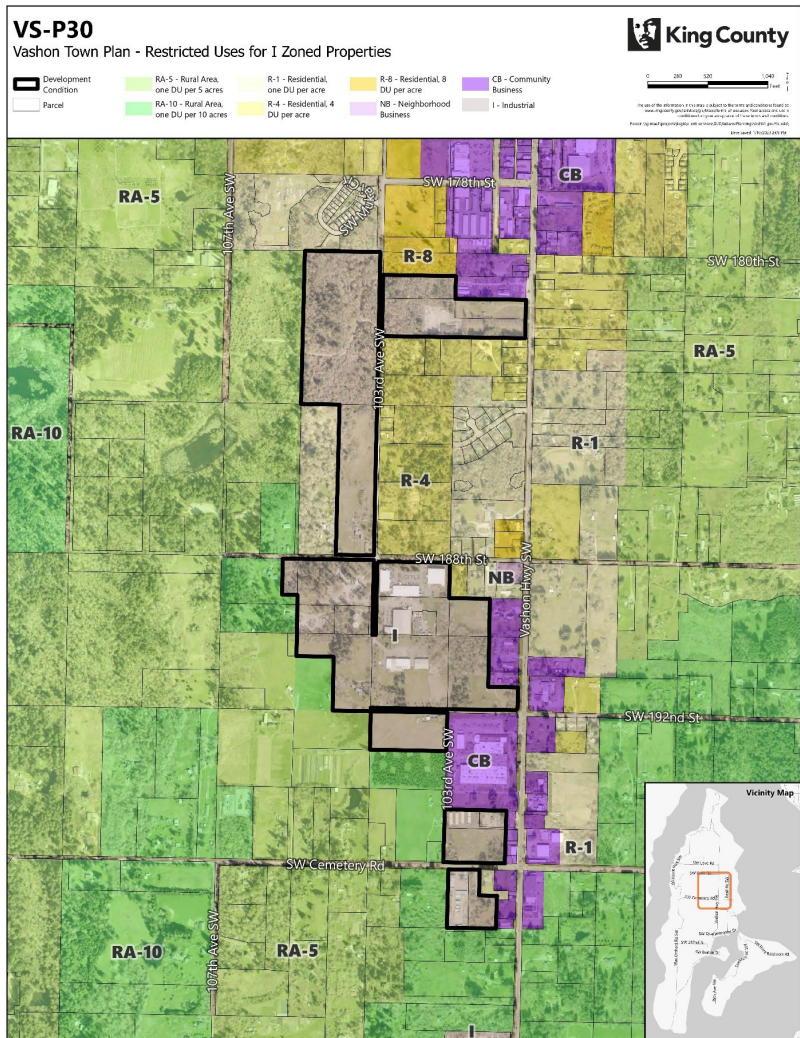
Previous: Various  
 Industrial

Adopted P-Suffix Map



**Condition: Property with Industrial zoning shall be restricted to the listed specific land uses as set forth in Chapter K.C.C. 21A.08.**

## Current P-suffix Map



# P-Suffix Analysis – VS-P311

## Site Information

Year of Adoption:

2017

Affected Parcel(s)

2923039148

Other Development Conditions

VS-P01 & SO-270

Zoning History

Current: R-4-P-SO

Previous: R-4-P-SO

Land Use

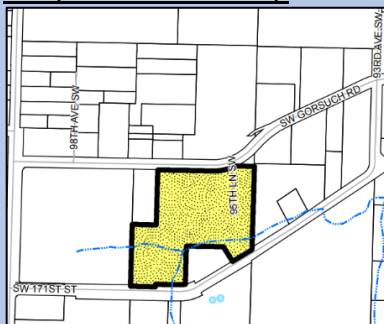
“rt” – rural town

Use of Site/Property

Current: Low Density Residential

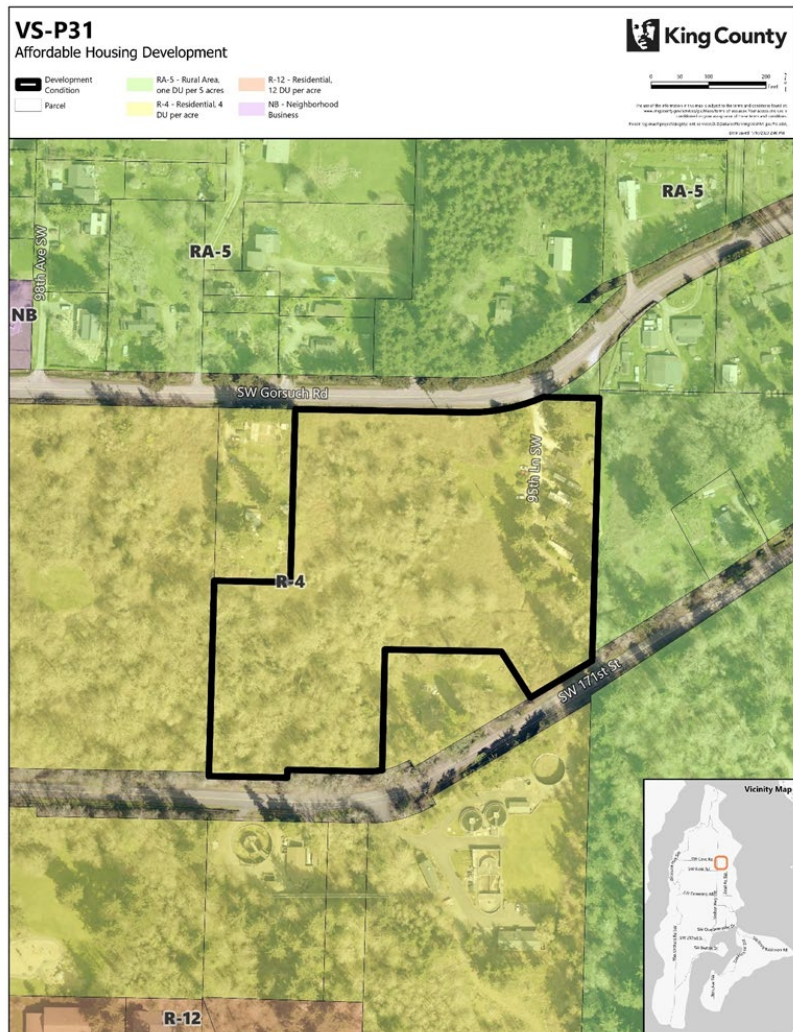
Previous: Low Density Residential

Adopted P-Suffix Map



**Condition: Development restricted to housing designated for low income.**

### Current P-suffix Map



### **Appendix 3: Vashon Groundwater Protection Special District Overlay (SO-140) Analysis**

#### **Summary:**

Vashon Groundwater Protection Special District Overlay (SO-140) was adopted in 1997 to restrict uses on Vashon-Maury Island that have the potential to severely contaminate groundwater supplies and provide increased areas of permeable surface to allow for infiltration of surface water into groundwater resources. Since the Overlay's creation, King County adopted the Critical Aquifer Recharge Areas (CARA) code in 2004 which includes regulations for areas that have a high susceptibility to ground water contamination. A comparative analysis of the Overlay with the CARA and K.C.C. Title 21A found several overlapping regulations. Furthermore, a review of Best Management Practices found limited risk potential in many of the uses restricted by the Overlay. Amendments are recommended to remove regulatory redundancies and uses with low-risk potential.

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. The Department of Natural Resources and Parks (DNRP) and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

#### **Background:**

During the development of the 2017 Vashon-Maury Island Subarea Plan, the County identified the need to comprehensively review all of the existing p-suffix conditions and special district overlays on Vashon-Maury Island, including SO-140. Completion of this review was included as part of the scope of the 2024 Comprehensive Plan Update.

In 1994, the US Environmental Protection Agency designated Vashon-Maury Island a "sole source aquifer." These areas may have no alternative drinking water source(s) that could supply all those who depend on the aquifer for drinking water and therefore, are considered at high risk for contamination. Numerous policies and regulations have been adopted in King County over years that aim to protect groundwater resources on Vashon-Maury Island.

King County adopted SO-140 in its current form in 1997 as part of the Vashon Town Plan. The intent of the Overlay is to "preserve and protect the quality and quantity of groundwater for present and future use by reducing or eliminating impacts from land-use and associated population density and contamination sources." However, the regulations in the Overlay predate the Vashon Town Plan. The earliest reference to them was found in the 1986 Vashon Community Plan, where they were then titled "High Recharge Area P-Suffix Conditions." These conditions applied to high recharge areas as mapped in the Vashon-Maury Island Water Resources Study, also known as the 1983 Carr Report.

It was determined that the high recharge area mapping established in the 1983 Carr Report was the basis for the Overlay's adopted map. The areas in the darkest shade of the Carr Report map, identified as having high recharge potential, align with the parcels included in the Overlay.

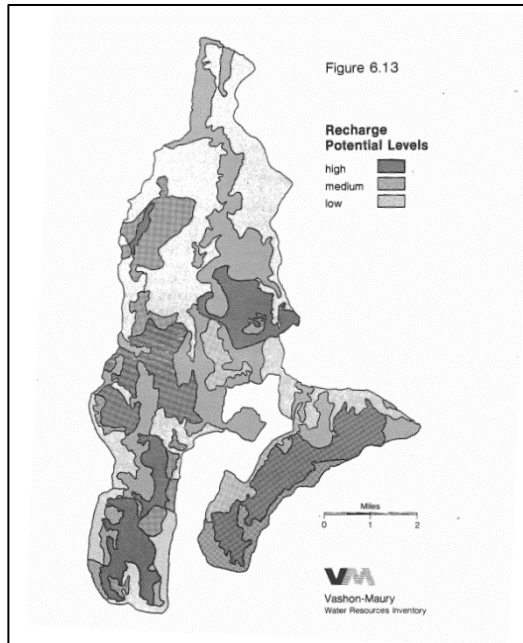


Figure 1 1983 Carr Report High Recharge Areas Map

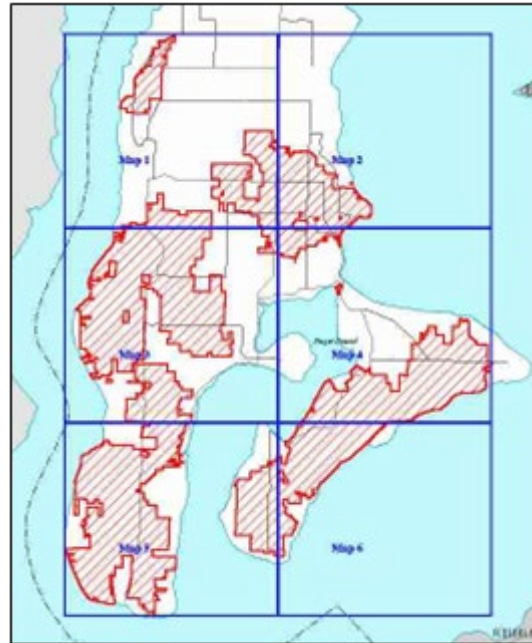


Figure 2 SO-140 Adopted SDO Map

The Overlay prohibits 30 uses, primarily industrial uses, though not exclusively. The Overlay also requires commercial and industrial development proposals to retain 40 percent of the site in natural vegetation or be planted with landscaping to maintain predevelopment infiltration rates.

#### **Relationship with CARA Regulations:**

Since the adoption of SO-140 in 1997, King County has adopted CARA regulations. The CARA map designates critical areas into three categories of varying risk levels based on two factors:

- Drinking water areas (wellhead protections zones and sole source areas); and
- Recharge zones

Category I has the highest susceptibility risk to groundwater contamination, with Category II medium-risk, and Category III low-risk. The entirety of Vashon-Maury Island is covered by the CARA, with all three categories present.

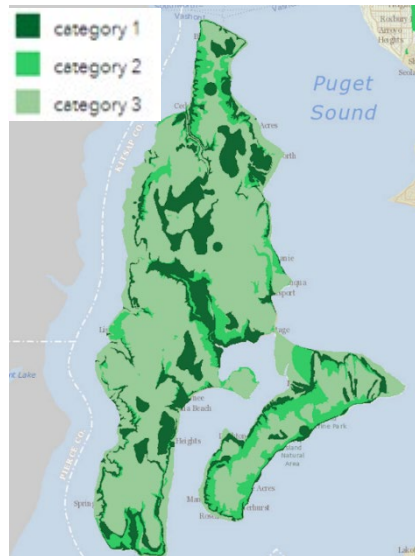


Figure 3 Vashon Maury Island CARA Map

Like the Overlay, each CARA category restricts and/or excludes certain types of land uses. The restricted uses which overlap between the Overlay and CARA regulations are small. Two uses are identified as overlapping between both codes:

- CARA category I and SDO-140 exclude petroleum pipelines
- CARA cat I/II/III and SDO-140 exclude refuse systems (radioactive waste/hazardous waste/solid waste)

Additionally, the mapping for the Overlay does not accurately correspond with the CARA map. The high recharge zones as defined in the Carr report for the Overlay's mapping were delineated by using physical properties – soil permeability, subsurface permeability, slope, and vegetation. These data layers were categorized into high/low or high/medium/low mapped areas, then superimposed. The resulting layer was delineated into high, medium, or low recharge zones for Vashon-Maury Island.

The existing CARA map also uses a data layer based on physical properties for delineating high recharge zones. This data layer is called Areas Susceptible to Groundwater Contamination (ASGWC). Those properties are: soil type, surficial geology, and the depth to water data. Each of these data layers are categorized into high/medium/low mapped areas and superimposed. The resulting layer was delineated into high, medium, or low zones for Vashon-Maury Island. These zones are called "areas susceptible to groundwater contamination" yet also refer to recharge zones so high susceptible areas are synonyms with high recharge areas.

Due to the differences in how the maps delineated high recharge zones, many of the parcels restricted by the Overlay are listed as low risk by the CARA mapping.

#### **Relationship with King County Code Regulations:**

Vashon-Maury Island does not have any RB (Regional Business) zoned parcels – therefore any uses included in the SDO which are only permitted in the RB zone can be removed.

According to K.C.C. 21A.08.080.B.11. and 21A.08.100.B.15., I-zoned sites located outside the Urban Growth Area, uses shown as a conditional or special use shall be prohibited. Vashon-

Maury Island is located outside of the Urban Growth Area, the use table attached identifies industrial uses which are prohibited under this regulation. Due to these uses already being prohibited on the island, the regulations are redundant and can be removed from the SDO.

Furthermore, all commercial and residential uses within unincorporated King County are required by K.C.C. Chapter 9.12 to implement Best Management Practices (BMPs) to prevent the discharge of pollutants to the environment. Enforcement actions can be taken against any business or resident in the county found to be in violation of K.C.C. Chapter 9.12.

Many of the uses restricted by the SDO have applicable BMPs which were developed since the Overlay's adoption that lower the risk to groundwater resources. Eliminating these uses from the Overlay would not remove groundwater protections with the BMPs in place.

### **Recommendation**

Due to code changes and adoption of new regulations since the Overlay's adoption, the following uses are considered redundant or unnecessary and are recommended for removal:

- SIC 4581, airports, flying fields, and airport terminal services
- SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency)
- SIC 4952, sewerage systems (including wastewater treatment facilities)
- SIC 7996, amusement parks
- SIC 0752, animal boarding and kennel services
- SIC 1721, building painting services;
- SIC 3260, pottery and related products manufacturing
- SIC 3599, machine shop services
- SIC 3993, electric and neon sign manufacturing
- SIC 7334, blueprinting and photocopying services
- SIC 8731, commercial, physical and biological research laboratory services
- SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size
- SIC 0752, public agency animal control facility
- SIC 2230, 2260, textile dyeing
- SIC 2269, 2299, textile and textile goods finishing
- SIC 2700, printing and publishing industries
- SIC 2834, pharmaceuticals manufacturing
- SIC 2844, cosmetics, perfumes and toiletries manufacturing
- SIC 2893, printing ink manufacturing
- SIC 3000, rubber products fabrication
- SIC 3111, leather tanning and finishing
- SIC 3400, metal products manufacturing and fabrication
- SIC 3471, metal electroplating
- SIC 3711, automobile manufacturing
- SIC 4600, petroleum pipeline operations

No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive

Plan. Until this review is completed, maintaining the Overlay’s current mapping is necessary to keep the current level of protection. Incorporating the Overlay’s regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. DNRP and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.

### Comparison of allowed Uses

SDO Regulation	Permitted Zone District	CARA Restriction	Prohibited in Industrial Zone Outside UGA	Applicable Best Management Practices
Permitted uses within the area of the ground water protection special district overlay shall be those permitted in the underlying zone, excluding the following as defined by Standard Industrial Classification number and type:				
SIC 4581, airports, flying fields, and airport terminal services	A, F, RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Not Restricted	Not Permitted	No
SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency)	F, M, RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Restricted - Category 1,2,3	Not Permitted	No
SIC 4952, sewerage systems (including wastewater treatment facilities); and	RA, UR, R1-8, R12-48, NB, CB, RB*, O, I	Not Restricted	Permitted	Yes
SIC 7996, amusement parks; SIC 7948, racing, including track operation; or other commercial establishments or enterprises involving large assemblages of people or automobiles except where excluded by section B above	RB*, I	Not Restricted	Not Permitted+	No
SIC 0752, animal boarding and kennel services	RA, UR, NB, CB, RB*, O,	Not Restricted	Permitted	Yes
SIC 1721, building painting services;	RA, RB*, O, I	Not Restricted	Permitted	Yes
SIC 3260, pottery and related products manufacturing;	CB, RB*, I	Not Restricted	Permitted	Yes
SIC 3599, machine shop services	I	Not Restricted	Permitted	Yes
SIC 3732, boat building and repairing;	I	Not Restricted	Not Permitted**	No



SIC 3993, electric and neon sign manufacturing	RB*, I	Not Restricted	Permitted	Yes
SIC 4226, automobile storage services	NB, CB, RB*, I	Not Restricted	Permitted	No
SIC 7334, blueprinting and photocopying services	NB, CB, RB*	Not Restricted	Permitted	Yes
SIC 7534, tire retreading and repair services	NB, CB, RB*, I	Not Restricted	Permitted	No
SIC 7542, car washes	NB, CB, RB*, I	Not Restricted	Permitted	No
SIC 8731, commercial, physical and biological research laboratory services	RB*, O, I	Not Restricted	Permitted	Yes
SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size	A, F, RA, UR, I	Not Restricted	Permitted	Yes
SIC 0752, public agency animal control facility	F, RA, UR, RB*, I	Not Restricted	Permitted	Yes
SIC 2230, 2260, textile dyeing	RB*, I	Not Restricted	Not Permitted	Yes
SIC 2269, 2299, textile and textile goods finishing	RB*, I	Not Restricted	Not Permitted	Yes
SIC 2700, printing and publishing industries	NB, CB, RB*, O, I	Not Restricted	Permitted	Yes
SIC 2834, pharmaceuticals manufacturing	I	Not Restricted	Not Permitted	Yes
SIC 2844, cosmetics, perfumes and toiletries manufacturing	I	Not Restricted	Not Permitted	Yes
SIC 2893, printing ink manufacturing	I	Not Restricted	Not Permitted	Yes
SIC 3000, rubber products fabrication	I	Not Restricted	Not Permitted	Yes
SIC 3111, leather tanning and finishing	RB*, I	Not Restricted	Permitted	Yes
SIC 3400, metal products manufacturing and fabrication	I	Not Restricted	Permitted	Yes
SIC 3471, metal electroplating	I	Not Restricted	Permitted	Yes
SIC 3691, 3692, battery rebuilding and manufacturing	I	Not Restricted	Permitted	No
SIC 3711, automobile manufacturing	I	Not Restricted	Not Permitted	No

SIC 4600, petroleum pipeline operations		<b>Restricted - Category 1</b>	<b>Not Permitted</b>	<b>No</b>
* RB (Regional Business) Zone is not present on Vashon-Maury Island + Racing and racing operations are permitted outside the UGA, while Amusement Parks are not. ** Boat Building and Repairing is prohibited outside of the UGA only for vessels over 48' long				