

<p align="center">WMC 21.08.050</p> <p align="center">A.</p> <p align="center">GENERAL SERVICES LAND USE</p> <p align="center"><u>KEY</u></p> <p>P – PERMITTED USE C – CONDITIONAL USE S – SPECIAL USE</p>	Z O N E											
	Residential				Commercial/Industrial/Public							
	L o w	M o d e r a t e	M e d i u m	H i g h	N e i g h b o r h o o d	T o u r i s t B u s i n e s s	G e n e r a l B u s i n e s s	C e n t r a l B u s i n e s s	O f f i c e	I n d u s t r i a l	P u b l i c	I n s t i t u t i o n

**P23 Excludes Use
next to Low Density
Residential**

NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
	Personal Services:											
8121	General Personal Service					P	P		P	P3 23		P18
81232	Dry-cleaning & Laundry Services										P	
812332	Industrial Launderers										P	
81221	Funeral Home/Crematory	C4	C4	C4	C4			P	P			
81222	Cemetery, Columbarium	P26, C5	P26, C5	P26 C5	P26 C5			P26 C5	P26 C5			
*	Day care I	P6	P6	P6	P6	P		P	P	P7 23	P7	P18
*	Day care II	P8	P8	P8	P8	P		P	P		P7	P18
*	Veterinary Clinic	P9, C10				P10		P10	P10		P	
81111- 81112	Automotive repair (1)					P11		P	P		P	P
81119	Automotive service					P11	P11	P	P		P	
8112	Miscellaneous repair							P	P		P	
6241- 6243	Social Services	P12, C13	P12 C13	P12 C13	P12 C13	P13			P	P23		P
*	Stable	P14, C										
*	Kennel or Cattery	C						P	P27			
	Health Services:											
6211- 6214	Office/Outpatient Clinic	P12, 30 C13, 30	P12 30, C13 30	P12 30, C13 30	P12 30 C13 30	P			P30	P30		P18 30
6231- 6232	Nursing and Personal Care Facilities					C30			P30			P19 30
62211	Hospital								P30			P18 30
6215 339116	Medical / Dental Lab								P30		P30	P18 30
62199	Miscellaneous Health									P3 23		P18 30
	Education Services:											
61111	Elementary or Middle/Junior High School	P16, 30 C30	P16 30 C15, 30	P16 30 C30	P16 30 C30				C30	C30 31		P30
61111	Secondary or High School	P16 30 C30	P16 30 C15 30	P16 30 C30	P16 30 C30				P30			P30

NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
61151*	Vocational School							P30	P30	P17 20 23	P30	P30
*	Specialized Instruction School	P19, 30 C20, 30	P19 30 C20 30	P19 30 C20 30	P19 30 C20 30	P			P30			P21 30
	Education Services Continued:											
*	Preschool	C28, 30	C28 30	C28 30	C28 30	P			P30			P21 30
*	School District Support Facility	C25 30	C25 30	C25 30 C30	C25 30 C30			P30	P30		P30	P30
71394	Gymnastic Schools								P29 30		P29 30	

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see WMC 21.08.020 and 21.02.070
 Development Standards see WMC 21.12. through 21.30
 General Provisions see WMC 21.32. through 21.38

R-48/O Regulations, see WMC 21.38.030
 (*) Definition of the specific Land Use, see WMC 21.06
 Tourist District Regulations, see WMC 21.38.065
 Application and Review Procedures, see WMC 21.40 through 21.44

21.08.050 B DEVELOPMENT CONDITIONS

- (1) Except NAICS Industry No. 326212-Tire Retreading, see manufacturing permitted use table.
- (2) Except NAICS Industry Group Nos.:
 - (a) 62441-Day Care Services; and
 - (b) 62321-Residential Care, which is otherwise provided for on the residential permitted land use table.
- (3) Permitted only on sites with a High Density Residential (R-48)/Office zone designation and limited to NAICS Industry Group and Industry Nos.:
 - (a) 81211-Beauty Shops,
 - (b) 81211-Barber Shops, and
 - (c) 81232-Garment Pressing and Agents for Laundries and Dry cleaners.
- (4) Only as an accessory to a cemetery.
- (5) Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
- (6) Only as an accessory to residential use, provided:
 - (a) Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - (b) Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
 - (c) Only two non-resident staff is present on-site at any one time.
- (7) Permitted as an accessory use, see commercial/industrial accessory, WMC 21.08.060A.
- (8) Only as a re-use of a public school facility subject to the provisions of WMC 21.32, an accessory use to a school or church, provided:
 - (a) Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;
 - (b) Outdoor play equipment shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
 - (c) Direct access to a developed arterial street shall be required in any residential zone; and
 - (d) Hours of operation may be restricted to assure compatibility with surrounding development.
- (9) Only in the R-1 zone as a home occupation, provided that the square footage limitations in WMC 21.30 for home occupations applies only to the office space for the clinic, and provided further that:
 - (a) Boarding or overnight stay of animals is allowed only on sites of five acres or more;
 - (b) No burning of refuse or dead animals is allowed;
 - (c) The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
 - (d) The provisions of WMC 21.30 relative to animal keeping are met.

- (10) (a) No burning of refuse or dead animals is allowed;
- (b) The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surface with concrete or other impervious material; and
- (c) The provisions of WMC 21.30 relative to animal keeping are met.
- (11) Only as an accessory to a gasoline service station, see retail and wholesale permitted use table.
- (12) Only as a re-use of a public school facility subject to the provisions of WMC 21.32.
- (13) Only as a re-use of surplus non-residential facility subject to WMC 21.32.
- (14) Covered riding arenas shall not exceed 20,000 square feet; stabling areas, whether attached or detached, shall not be counted in this calculation and subject to the provisions of 21.30.030.
- (15) Limited to projects which do not require or result in an expansion of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
- (16) Only as a re-use of a public school facility subject to the provisions of WMC 21.32. An expansion of such school facility shall be subject to approval of a conditional use permit and the expansion shall not require or result in an extension of the sewer local service area (LSA), unless a finding is made that no cost effective alternative technologies are feasible, in which case a tightline to a sewer sized only to meet the needs of the school may be used.
- (17) All instruction must be within an enclosed structure.
- (18) Only as an accessory to a hospital or other permitted institutional use.
- (19) Only as an accessory to residential use, provided:
 - (a) Students are limited to twelve per one-hour session;
 - (b) All instruction must be within an enclosed structure; and
 - (c) Structures used for the school shall maintain a distance of twenty-five feet from property lines adjoining residential zones.
- (20) Only as an accessory to residential use, provided:
 - (a) Accessory structures used for school shall maintain a minimum distance of twenty five feet from property lines adjoining residential zones; and
 - (b) Only lots over 2.5 acres:
 - (i) Retail sales of items related to the instructional courses are permitted, provided total floor area for retail sales is limited to 2,000 square feet; and
 - (ii) Sales of food prepared in the instructional courses are permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school.
- (21) Limited to publicly owned facilities.
- (22) Only as an accessory use to on-site medical offices.
- (23) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
- (24) (Reserved).
- (25) Only when adjacent to an existing or proposed school.
- (26) Limited to columbarium's accessory to a church provided that existing required landscaping and parking are not reduced.
- (27) (a) The portion of the building in which animals are kept shall be soundproof.

- (b) All run areas and confinement areas shall be within the building.
- (28) Operation limited to the hours between 8:30 a.m. and 3:30 p.m., Monday through Friday.
- (29) Gymnastics schools are allowed, subject to the following conditions:
 - (a) A gymnastic school shall be a member in good standing of the United States Gymnastics Federation.
 - (b) A gymnastic school shall demonstrate conformance to guidelines of the United States Gymnastics Federation for equipment used for gymnastics instruction.
 - (c) A safe student “pick-up/drop-off” area that does not interfere with local traffic shall be provided.
 - (d) Retail sales at a gymnastic school shall be limited to gymnastic-related items, and the retail sales area shall not exceed 500 square feet.
- (30) If use abuts an agriculturally zoned property, the following conditions apply:
 - (a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
 - (b) 50 feet of Type II landscaping is required in the setback; and
 - (c) Non-emergency access through or to the agriculturally zoned parcel is prohibited.
- (31) Elementary/Junior High Schools are allowed in Office Zones that are adjacent to the Urban Growth Area Boundary.

21.08.055 B DEVELOPMENT CONDITIONS

- (1) Only as a re-use of a public school facility subject to the provisions of WMC 21.32.
- (2) Only as a re-use of a surplus non-residential facility subject to WMC 21.32.
- (3) Limited to material storage for road maintenance facilities.
- (4)
 - (a) All buildings and structures shall maintain a minimum distance of twenty feet from property lines adjoining residential zones;
 - (b) Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of thirty-five feet from such street; and
 - (c) No outdoor storage.
- (5) Limited to Police Substation Facilities.
- (6) Minor communication facilities shall be regulated relative to setback and height pursuant to WMC Chapter 21.12.
- (7) Such facilities shall be located on the same lot that they are designed to serve except in subdivisions that set aside a separate tract for such facilities.
- (8) Such facilities which are not located on the lot they are designed to serve shall be located on a lot with the same or more intensive zoning designation.
- (9) If use abuts an agriculturally zoned property, the following conditions apply:
 - (a) Buildings and parking areas must be set back 50 feet from the property line abutting a agriculturally zoned parcel;
 - (b) 50 feet of Type II landscaping is required in the setback; and
 - (c) Non-emergency access through or to the agriculturally zoned parcel is prohibited.
- (10) Limited to drop box facilities accessory to a public or community use such as a school, fire station, or community center.
- (11) All processing and storage of material shall be within enclosed buildings and excluding yard waste processing.
- (12) Limited to publicly owned facilities.
- (13) (Reserved).
- (14) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.

<p align="center">WMC 21.08.060</p> <p align="center">A.</p> <p align="center">BUSINESS SERVICES LAND USE</p> <p align="center"><u>KEY</u></p> <p>P – PERMITTED USE C – CONDITIONAL USE S – SPECIAL USE</p>	Z O N E											
	Residential				Commercial/Industrial/Public							
	L o w	M o d e r a t e	M e d i u m	H i g h	N e i g h b o r	T o u r i s t R	G e n e r a l R	C e n t r a l R	O f f i c e	I n d u s t r i a l	P u b l i c	I n s t i t u t i o n

**P7 Excludes Use
next to Low Density
Residential**

NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
233-235	Construction and Trade							P	P9	P10 7	P	
*	Individual Transportation & Taxi							P	P			
4841-2 492	Trucking and Courier Service							P	P12	P13 7	P	
493	Warehousing, (1) and Wholesale Trade										P	
53113 *	Self-Service Storage			C14	C14			P	P	P7 11	P	
49313, 49312	Farm Product Warehousing, Refrigeration and Storage										P	
*	Log Storage										P	
4882, 48849, 488991	Transportation Service							P			P	
48851	Freight and Cargo Service							P		P10 7	P	
5615	Passenger Transportation Service							P	P	P7		
51322	Communication Offices							P	P	P7	P	
5133	Telegraph and other Communications							P	P	P7	P	
*	General Business Service					P8	P	P16	P	P	P16	
*	Professional Office					P	P26 27	P16	P	P	P16	P3
54185	Outdoor Advertising Service							P	P	P17 7	P	
323114 561439	Photocopying and duplicating Service						P					
53212 5322-4	Miscellaneous Equipment Rental							P	P		P	P4
53211	Automotive Rental and Leasing							P	P			
81293	Automotive Parking	P19	P19	P19	P19			P	P		P	P5
711211 7113 - 4	Professional Sport Teams/Promoters							P	P7			
5417	Research, Development and Testing							P2	P2		P2	P6
*	Heavy Equipment and Truck Repair							P			P	
8113 *	Commercial/Industrial Accessory Uses		P22				P22		P	P7	P	

NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
*	Helistop					C23	C23	C24	C24	C23 7	C2 4	C24
GENERAL CROSS REFERENCES:						Application and Review Procedures, see WMC 21.40 through 21.44						
Land Use Table Instructions, see WMC 21.08.020 and 21.02.070						Tourist District Regulations, see WMC 21.38.065						
Development Standards, see WMC 21.12.through 21.30						R-48/O Regulations, see WMC 21.28.030						
General Provisions, see WMC 21.32 through 21.38						(*) Definition of the specific Land Use, see WMC 21.06						

Material below added from WMC 21.06

- 21.06.280** **General business service.** General business service: an establishment engaged in providing services to businesses or individuals, with no outdoor storage or fabrication, including uses located in NAICS Major Group Nos.:
- (1) 522-Depository and Non-depository Institutions,
 - (2) 523-Security and Commodity Brokers, Dealers, Exchanges, and Services,
 - (3) 5241-Insurance Carriers,
 - (4) 531-Real Estate,
 - (5) 551-Holding and Other Investment Offices,
 - (6) 541, 561, 323-Business Services, except Industry Group and Industry No. 54185 Outdoor Advertising Services, and
 - (7) 813-Membership Organizations, including administrative offices of organized religions found in 81311, but excluding churches and places of worship.
- 21.06.468** **Professional office.** Professional office: an office used as a place of business by licensed professionals, or persons in other generally recognized professions, which use training or knowledge of a technical, scientific or other academic discipline as opposed to manual skills, and which does not involve outside storage or fabrication, or on-site sale or transfer of commodities; including the following NAICS Major Group and Industry Nos.:
- (1) 5242-Insurance Agents, Brokers and Service,
 - (2) 53121-Real Estate Agents and Managers,
 - (3) 541213-Income Tax Return Preparation Services,
 - (4) 54111-Legal Services,
 - (5) 54133-Engineering, Architectural and Surveying Services,
 - (6) 54121-Accounting, Auditing and Bookkeeping Services, and
 - (7) 541611-Administrative Management and General Management Consulting Services, and
 - (8) 54182- Public Relations Services.

21.08.060 B DEVELOPMENT CONDITIONS

- (1) Except self-service storage.
- (2) Except NAICS Industry No. 54172-Commercial Economic, Sociological, and Educational Research, see general business service/office.
- (3) Only as a government, public agency, community service, or nonprofit, or as an accessory to a permitted use.
- (4) Only as an accessory to a permitted use.
- (5) Only as an accessory to a permitted use and as a facility fully accessible to the public.
- (6) Only as a medical research and development facility associated with a hospital or other medical service provider.
- (7) Not permitted on sites contiguous to property designated Low Density Residential or less by the City of Woodinville adopted Comprehensive Plan. This limitation also applies to sites in unincorporated King County with equivalent designations.
- (8) Except for NAICS Major Group No. 541, 561 and 323.
- (9) No outdoor storage of materials.
- (10) Limited to office uses. No storage of non-office equipment, tools, machinery, supplies or commercial vehicles exceeding one-ton capacity.
- (11) Limited to current location. No new self-storage land uses are permitted in the office zone as of January 1, 2003.
- (12) Limited to self-service household moving truck or trailer rental accessory to a gasoline service station and NAICS Industry No. 49211-Courier Services, except by air.
- (13) Limited to NAICS Industry No. 49211-Courier Services, except by air.
- (14) Accessory to an apartment development of at least twelve units provided:
 - (a) The gross floor area in self-service storage shall not exceed fifty percent of the total gross floor area of the apartment dwellings on the site;
 - (b) All outdoor lights shall be deflected, shaded and focused away from all adjoining property;
 - (c) The use of the facility shall be limited to dead storage of household goods,
 - (d) No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - (e) No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - (f) No residential occupancy of the storage units;
 - (g) No business activity other than the rental of storage units to the apartment dwellings on the site; and
 - (h) A resident Manager shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
- (15) (Reserved).
- (16) Only as an accessory use to another permitted use, not to exceed forty-nine percent of gross floor area.
- (17) No outdoor storage.
- (18) (Reserved).
- (19) Limited to commuter parking facilities for users of transit, carpools or ride-share programs, provided:
 - (a) They are located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting

- hours; and
- (b) The site is adjacent to a designated arterial that has been improved to a standard acceptable to the Department.
 - (20) (Reserved).
 - (21) (Reserved).
 - (22) Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
 - (23) Limited to emergency medical evacuation sites in conjunction with police, fire or health service facility.
 - (24) Allowed as accessory to an allowed use; or limited to emergency evacuation sites in conjunction with police, fire or health service facility.
 - (25) Limited to private road ambulance services with no outside storage of vehicles.
 - (26) Permitted Professional Office uses shall be limited to the following NAICS Major Group and Industry Numbers:
 - (a) 5242 - Insurance Agents, Brokers and Service,
 - (b) 53121 - Real Estate Agents and Managers
 - (c) 54111 - Legal Services
 - (d) 541330 - Engineering Services
 - (e) 541611 - Administrative Management and General Management Consulting Services, and
 - (f) 54182 - Public Relations Services
 - (27) A maximum of 20% of the gross square footage of the ground floor of any building may be used for professional office uses, and up to 40% of gross square footage of floors above the ground floor for the entire development may be used for professional office uses.

<p align="center">WMC 21.08.070</p> <p align="center">A.</p> <p align="center">RETAIL LAND USE</p> <p align="center"><u>KEY</u></p> <p>P – PERMITTED USE C – CONDITIONAL USE S – SPECIAL USE</p>	Z O N E											
	Residential				Commercial/Industrial/Public							
	L o w	M o d e r a t e	M e d i u m	H i g h	N e i g h b o r h o o d	T o u r i s t B u s i n e s s	G e n e r a l B u s i n e s s	C e n t r a l B u s i n e s s	O f f i c e	I n d u s t r i a l	P u b l i c	I n s t i t u t i o n

NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
*	Building, Hardware and Garden Materials					P2	P	P	P			
*	Forest Products Sales										P	
*	Department and Variety Stores						P5	P	P			
445	Food Stores					P	P	P	P			
*	Agricultural Crop Sales	P3, 7										
*	Motor Vehicle and Boat Dealers							P	P8			
4413	Auto Supply Stores							P9				
4471	Gasoline Service Stations					P	P	P	P12			
448	Apparel, Jewelry and Accessory Stores					P	P		P			
*	Furniture and Home Furnishings Stores						P21	P	P			
722	Eating and Drinking Places	P17 = Only on R48/O Zone				P10 16	P10 16	P	P12	P17	P6	P1
*	Drug Stores	Drug Stores OK					P	P	P	P18		P13
44531	Liquor Stores							P	P			
45331	Used Goods: Antiques/Secondhand Shops					P	P4		P			
*	Sporting Goods & related Stores					P	P	P	P			
*	Book, Stationary, Video and Art Supply Stores					P	P11		P11			
*	Monuments, Tombstones, and Gravestones							P			P	
*	Hobby, Toy, Game Shops					P	P		P			
*	Photographic and Electronic Shops					P	P		P			
*	Fabric Shops					P	P		P			
45431	Fuel Dealers							P			P	
*	Florist Shops					P	P		P			P13
*	Personal Medical Supply Stores					C			P			

NAICS#	SPECIFIC LAND USE	R1-4	R5-8	R9-18	R19+	NB	TB	GB	CBD	O	I	P/I
*	Pet Shops					P	P		P			
*	Bulk Retail							P	P12			
*	Auction Houses							P			P	
4412	Truck & Motorhome Dealers (14)							P			P	
*	Auto Parts Yard										P20	
*	Sexually Oriented Businesses (15)							P11			P11	
*	Gift Shops					P	P		P			P13

GENERAL CROSS REFERENCES:

Land Use Table Instructions, see WMC 21.08.020 and 21.02.070

Development Standards, see WMC 21.12.through 21.30

General Provisions, see WMC 21.32 through 21.38

Application and Review Procedures, see WMC 21.40 through 21.44

Tourist District Regulations, see WMC 21.38.065

R-48/O Regulations, see WMC 21.28.030

(*) Definition of the specific Land Use, see WMC 21.06

21.08.070 B DEVELOPMENT CONDITIONS

- (1) Only as an accessory to a permitted use.
- (2) Only Hardware and Garden Materials stores shall be permitted.
- (3) (a) Limited to products produced on-site; and
(b) Covered sales areas shall not exceed a total area of 500 square feet.
- (4) Excludes used building material stores and pawnshops.
- (5) Limited to NAICS Industry No. 45299, Variety Stores, and further limited to a maximum of 2,000 square feet of gross floor area.
- (6) Permitted in conjunction with an on-site food processing facility; otherwise permitted only in multi-tenant building and limited to a maximum of 2,000 square feet of gross floor area.
- (7) (a) The floor area devoted to retail sales shall not exceed 2,500 square feet;
(b) Sales shall be limited to agricultural produce and plants;
(c) Storage areas for produce may be included in a farm store structure or in any accessory building;
(d) Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. during the months of May through September and 7:00 a.m. to 7:00 p.m. during the months of October through April; Outside lighting is permitted, provided no off-site glare is allowed; and
(e) Noncontiguous lands within the City of Woodinville may be assembled by an individual farmer or group of farmers for the purposes of establishing a source of local products to be sold in a farm store on one of the properties.
- (8) Excluding retail sale of trucks exceeding one-ton capacity.
- (9) Only the sale of new or reconditioned automobile supplies is permitted.
- (10) Excluding NAICS Industry No. 72241-Drinking Places.
- (11) Sexually oriented businesses shall be prohibited within:
 - (a) 660 feet of the perimeter of the building or point of access in which: any other sexually oriented business is located; or
 - (b) 330 feet from any office zone or residential zone, except the single-family residential zoned areas to the west and east of the North Industrial Neighborhood Sexually Oriented Business Overlay District; or
 - (c) 330 feet of any school, licensed daycare, public park, community center, public library, or church which conducts religious or educational classes for minors; or
 - (d) 330 feet of the Woodinville Fire and Life Safety District Station No. 31.
- (12) Subject to the City's adopted Design Principles.
- (13) Only as an accessory to a hospital or other medical facility.
- (14) Includes wholesale and retail sale of trucks exceeding one-ton capacity.
- (15) See WMC 17.19 for regulations governing a sexually oriented business. See Ordinance No. 101 for regulations governing the location of sexually oriented businesses.
- (16) No drive-through window restaurants are permitted.
- (17) Permitted only on sites with a High Density Residential R-48/Office zone designation.
- (18) Except NAICS 453991 – Tobacco Stores and Stands, which are not permitted.
- (19) Drug Stores are limited to 25% of total office building square footage.
- (20) The perimeter of all areas used for the storage of inoperable vehicles or vehicle parts must be screened with a six (6) foot sight obscuring fence and a ten foot width of Type I landscaping.

(21) Limited to culinary-related uses under the following NAICS categories:

443111 Household Appliance Stores and

44229 Other Home Furnishings Store.

These uses are only permitted as part of a development that integrates residential with tourist-oriented business development on the property and is conditioned through a development agreement with the City that ensures the proposed mixed-use development meets the vision and goals of the Tourist District Master Plan.