

ORIGINAL

ORDINANCE NO. 277

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE DEVELOPMENT CODE TO RECONCILE INCONSISTENCIES BETWEEN THE COMPREHENSIVE PLAN AND THE DEVELOPMENT CODE INCLUDING THE RECONCILIATION OF ALL PARCELS IN THE CITY THAT CURRENTLY HAVE ZONING THAT IS NOT CONSISTENT WITH THE COMPREHENSIVE PLAN LAND USE DESIGNATIONS; AND AMENDING 20.40.130 THE NON-RESIDENTIAL USE TABLE TO INCLUDE PROFESSIONAL OFFICES AS A CONDITIONAL USE IN R-18, R-24, R-48 ZONES AND AS A PERMITTED USE IN NB, O, CB, RB, AND I ZONES; AND AMENDING SHORELINE MUNICIPAL CODE TITLE 20

WHEREAS, the City adopted Title 20, the Development Code, on June 12, 2000 which is generally consistent with the Comprehensive Plan adopted in 1998;

WHEREAS, the City in accordance with the Washington State Growth Management Act (GMA) RCW36.70A.130 which states " Each comprehensive land use plan and development regulations shall be subject to continuing review and evaluation by the county or city that adopted them" developed an annual Comprehensive Plan review process; and

WHEREAS, the City in accordance with GMA is proposing to reconcile inconsistencies between the Comprehensive Plan adopted in 1998 and the Development Code adopted in 2000 including the reconciliation of all parcels in the City that currently have zoning that is not consistent with the Comprehensive Plan land use designations by amending the Title 20: Zoning Map and the Comprehensive Plan Figure LU-1: Land Use Designations; and

WHEREAS, the City received two (2) complete applications from the public for site specific amendments to the Official Zoning Map that addressed changing circumstances and the City has proposed amendments to the Official Zoning Map to resolve inconsistencies between the Comprehensive Plan land use designations and to address changing circumstances; and

WHEREAS, the Planning Commission proposed an amendment to the Title 20 to include professional offices as a conditional use in high density residential zones to prevent the creation of nonconforming professional office uses in the process of resolving inconsistencies between the Comprehensive Plan Figure LU-1: Land Use Designations and the Zoning Map; and

WHEREAS, an extensive public participation process was conducted to develop and review amendments to the Comprehensive Plan and Development Code including:

- Staff presented the Planning Commission with a report on the process for the annual amendment cycle and review of the application for amendments at the July 20, 2000 Planning Commission meeting.
- Comprehensive Plan amendment applications were made available at the October 5, 2000 Planning Commission Open House.

- Staff and the Planning Commission developed the methodology and criteria for addressing the amendments to the Comprehensive Plan land use map and Zoning map at Planning Commission Workshops on November 16, 2000 and December 7, 2000.
- Customized written notices were mailed to all property owners and occupants of parcels that were proposed for either a change in Comprehensive Land Use designations and/or zones;
- Staff conducted three Workshops with the Planning Commission to review the proposed amendments on March 15, 2001, April 5, 2001, and April 19, 2001.
- The Planning Commission held a Public Hearing on the proposed amendments on May 17, 2001.
- The Planning Commission held a Special Meeting on May 24, 2001 to make its recommendation to Council on the proposed amendments.
- The City Council conducted a Workshop on June 18, 2001 to review the Planning Commission recommendation on the proposed amendments; and

WHEREAS, a SEPA Determination of Nonsignificance was issued on May 3, 2001 in reference to the proposed amendments to the Comprehensive Plan and Development Code; and

WHEREAS, the Planning Commission unanimously recommended approval of the proposed amendments at the May 24, 2001 Special Meeting; and

WHEREAS, the City Council conducted a Public Hearing on this Ordinance on July 9, 2001; and

WHEREAS, the proposed amendments were submitted to the State Department of Community Development for comment pursuant WAC 365-195-820 and its comments have been received and are favorable; and

WHEREAS, the Council finds that the amendments adopted by this ordinance are consistent with and implement the Shoreline Comprehensive Plan and comply with the adoption requirements of the Growth Management Act, Chapter 36.70A. RCW ; and

WHEREAS, the Council finds that the amendments adopted by this ordinance meet the criteria in Title 20 for adoption of amendments to the Development Code;

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

Section 1. Amendment. Shoreline Municipal Code Section 20.40.130 is amended as set forth in Exhibit A, which is attached hereto and incorporated herein.

Section 2. Amendment; Zoning Map.

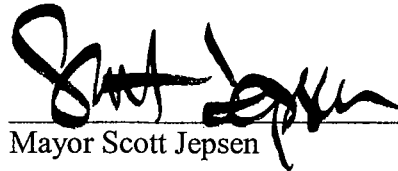
- A. The Official Zoning Map is amended as set forth in Exhibit B, a copy of which has been filed with the City Clerk and identified with Clerk's Receiving No. 1521 and is incorporated herein; Provided, however, the amendment to the zoning designation of the 1.22 acre parcel located at the southeast corner of Fremont and 182nd subject to the Highland Park Place Condominium shall be continued for further Council deliberation at a meeting to be scheduled by the City Manager not more than sixty (60) days from passage of this ordinance.

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Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON July 23, 2001.



Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: July 26, 2001
Effective Date: July 31, 2001

ORIGINAL

ORDINANCE NO. 277 EXHIBIT A

20.40.130 Non-residential uses.

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

P = Permitted Use

S = Special Use

C = Conditional Use

-i = Indexed Supplemental Criteria



CITY OF SHORELINE

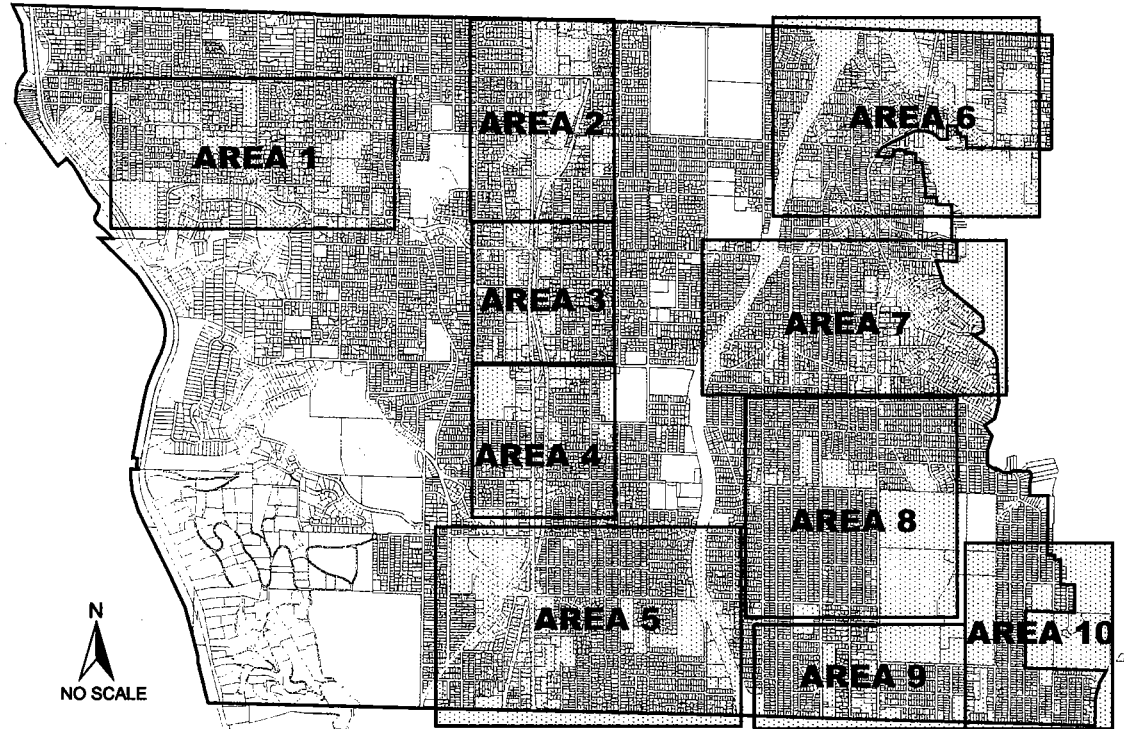
LAND USE AND ZONING RECONCILIATION 2001

COPY *✓ this copy*
Reduced Copy of Rezoning No 1521; printed
Original is oversized. From GIS 2/62

CONSISTENT DESIGNATIONS

| COMPREHENSIVE PLAN LAND USE DESIGNATION | APPROPRIATE ZONING DESIGNATIONS |
|---|--|
| LOW DENSITY RESIDENTIAL | R-4; RESIDENTIAL, 4 UNITS/ACRE R-6; RESIDENTIAL, 6 UNITS/ACRE |
| MEDIUM DENSITY RESIDENTIAL | R-8; RESIDENTIAL, 8 UNITS/ACRE R-12; RESIDENTIAL, 12 UNITS/ACRE |
| HIGH DENSITY RESIDENTIAL | R-12; RESIDENTIAL, 12 UNITS/ACRE R-18; RESIDENTIAL, 18 UNITS/ACRE R-24; RESIDENTIAL, 24 UNITS/ACRE R-48; RESIDENTIAL, 48 UNITS/ACRE |
| MIXED USE | R-8; RESIDENTIAL, 8 UNITS/ACRE * R-12; RESIDENTIAL, 12 UNITS/ACRE R-18; RESIDENTIAL, 18 UNITS/ACRE R-24; RESIDENTIAL, 24 UNITS/ACRE R-48; RESIDENTIAL, 48 UNITS/ACRE * O; OFFICE NB; NEIGHBORHOOD BUSINESS CB; COMMUNITY BUSINESS RB; REGIONAL BUSINESS * I; INDUSTRIAL * |
| COMMUNITY BUSINESS | CB; COMMUNITY BUSINESS NB; NEIGHBORHOOD BUSINESS RB; REGIONAL BUSINESS * I; INDUSTRIAL O; OFFICE R-12; RESIDENTIAL, 12 UNITS/ACRE * R-18; RESIDENTIAL, 18 UNITS/ACRE * R-24; RESIDENTIAL, 24 UNITS/ACRE * R-48; RESIDENTIAL, 48 UNITS/ACRE * |
| REGIONAL BUSINESS | RB; REGIONAL BUSINESS CB; COMMUNITY BUSINESS I; INDUSTRIAL O; OFFICE |
| PUBLIC FACILITIES | UNDERLYING ZONING REMAINS |
| SINGLE FAMILY INSTITUTION | UNDERLYING ZONING REMAINS |
| PUBLIC OPEN SPACE | UNDERLYING ZONING REMAINS |
| PRIVATE OPEN SPACE | UNDERLYING ZONING REMAINS |
| SPECIAL STUDY AREA | UNDERLYING ZONING REMAINS |

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



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

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

This sample illustrates Area 1 (Richmond Beach), Bundles A, B, and H. The information contained on this map includes:
Zoning (color)
Comprehensive Plan Inconsistency (pattern), and
Bundle (heavy line around patterned parcels).

Area1-Bundle A

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

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

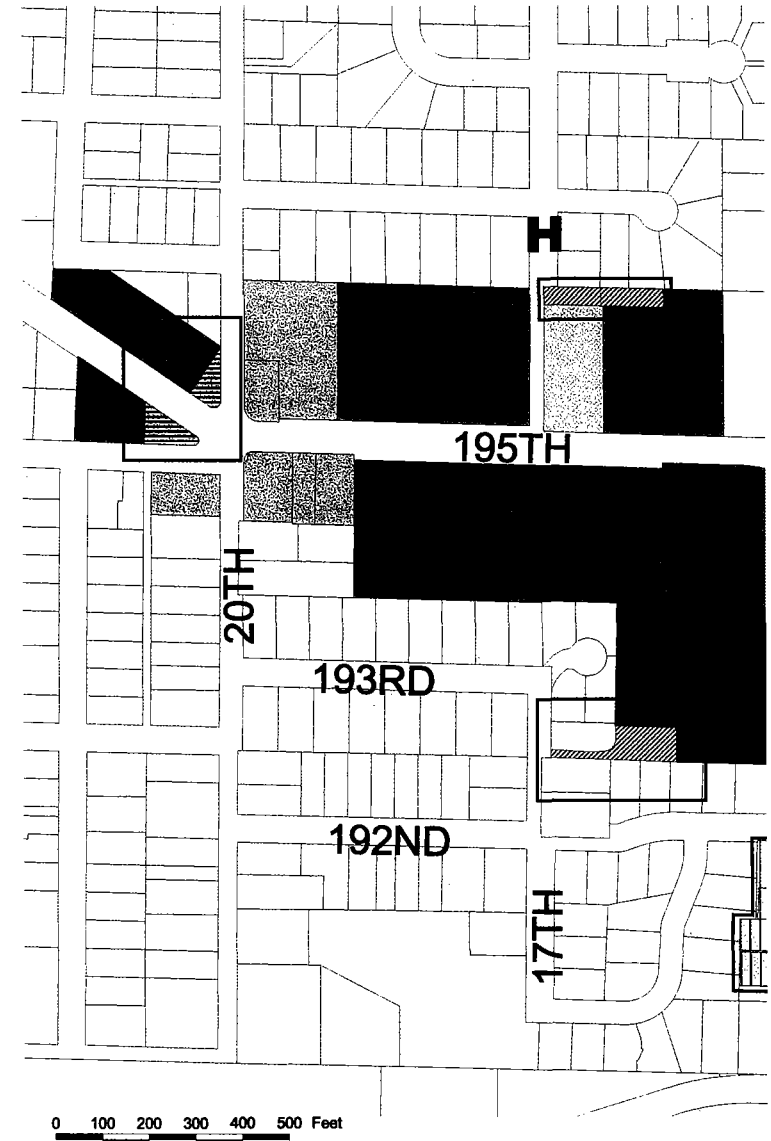
This proposed change to the Land Use Map would not require any further change to the Zoning Map.

Area 1-Bundle B

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

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

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





CITY OF SHORELINE

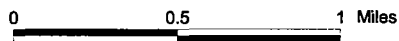
LAND USE AND ZONING RECONCILIATION 2001



LEGEND

COMPREHENSIVE PLAN DESIGNATION

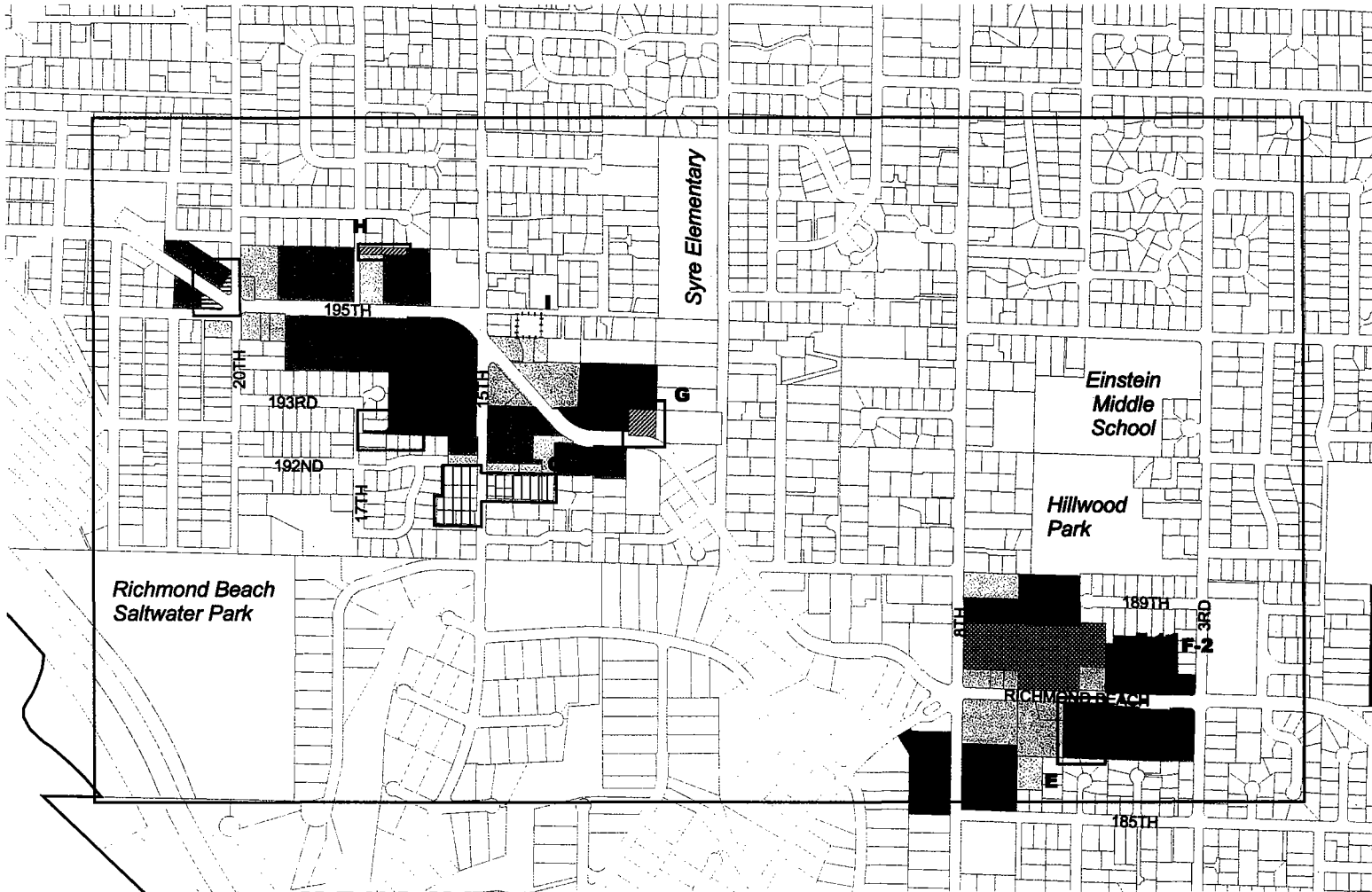
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Community Business
- Regional Business
- Public Facilities
- Single Family Institution
- Public Open Space
- Private Open Space
- Special Study Area





CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001



LEGEND

ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



PROPOSED AMENDMENTS

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

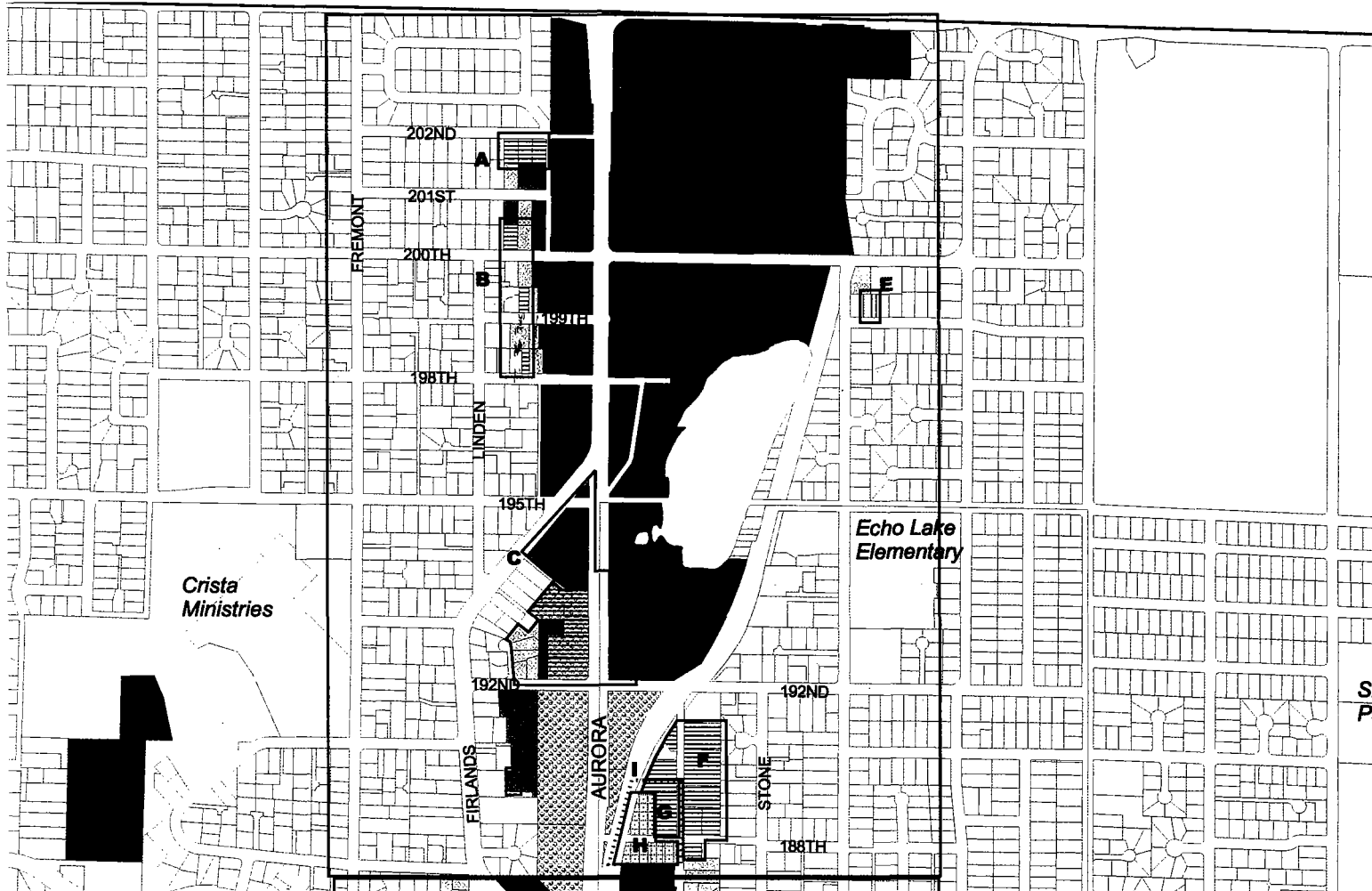


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 2

PAGE 5



LEGEND

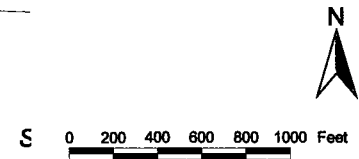
ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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

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Pa



PROPOSED AMENDMENTS

| BUNDLE | CURRENT COMP PLAN DESIGNATION | PROPOSED COMP PLAN DESIGNATION | CURRENT ZONING DESIGNATION | PROPOSED ZONING DESIGNATION | UNITS LOST OR GAINED |
|--------|---------------------------------|----------------------------------|----------------------------|----------------------------------|----------------------|
| 2-A | High Density | Low Density | R-6 | R-6 | -10 |
| 2-B | High Density | High Density | R-6 | R-12 | 0 |
| 2-C | High Density | Mixed Use | R-12, R-18, R-24, I, RB | R-12, R-18, R-24, I, RB | -52 |
| 2-D | Low Density | Low Density | R-18 | R-6 | 0 |
| 2-E | Medium Density | Low Density | R-6 | R-6 | -1 |
| 2-F | High Density | Mixed Use | R-6 | R-6 | -27 |
| 2-G | High Density | Mixed Use | R-6 | RB | -7 |
| 2-H | Regional Business | Mixed Use | R-6 | RB | 15 |
| 2-I | Regional Business/ High Density | No Change, See Bundles 2-G & 2-H | R-6 | No Change, See Bundles 2-G & 2-H | 0 |

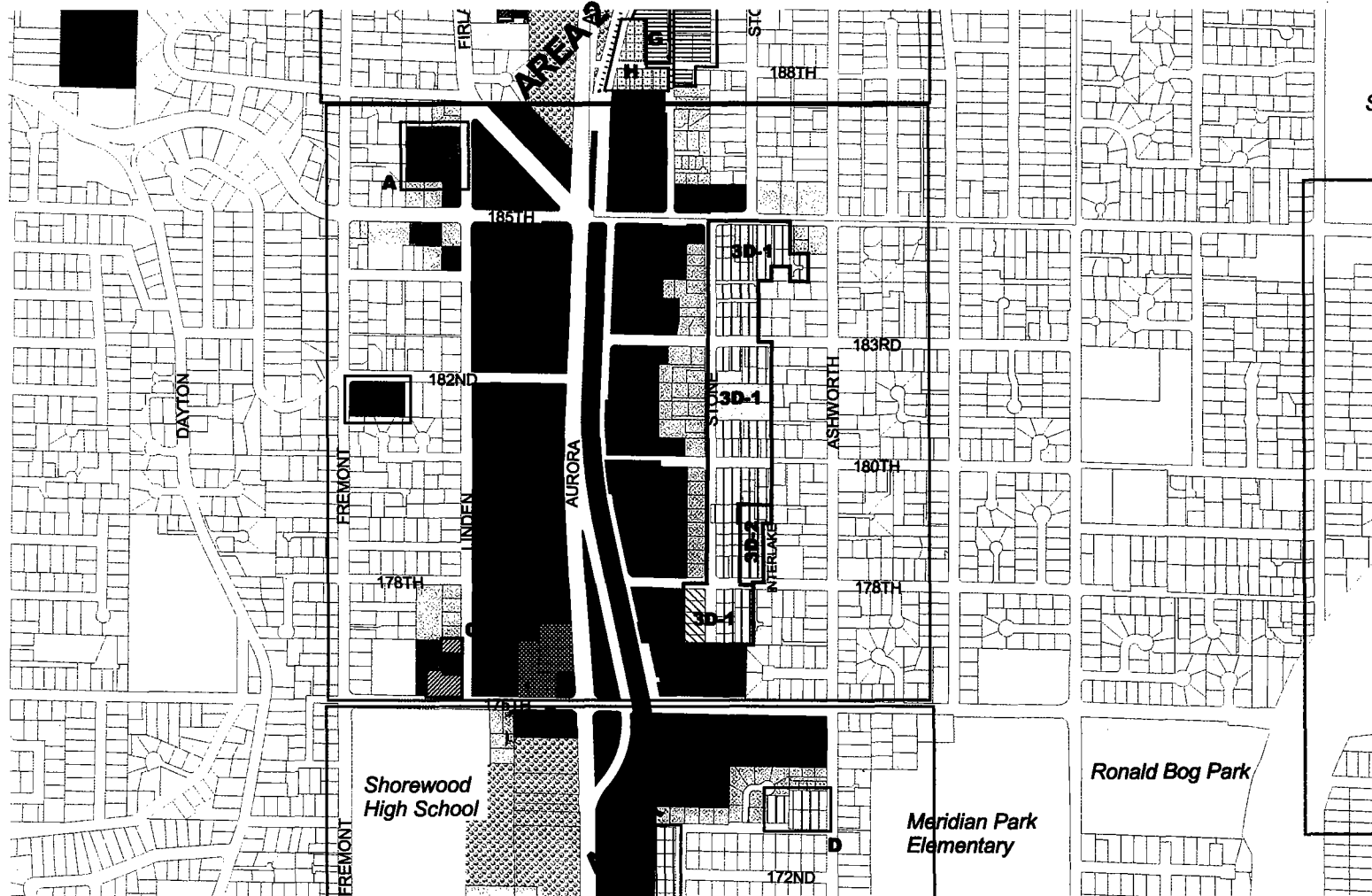


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 3

PAGE 6



LEGEND

ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



0 200 400 600 800 1000 Feet

PROPOSED AMENDMENTS

| BUNDLE | CURRENT COMP PLAN DESIGNATION | PROPOSED COMP PLAN DESIGNATION | CURRENT ZONING DESIGNATION | PROPOSED ZONING DESIGNATION | UNITS LOST OR GAINED |
|--------|-------------------------------|--------------------------------|----------------------------|-----------------------------|----------------------|
| 3-A | Medium Density | Mixed Use | R-18 | R-18 | 9 |
| 3-B | Low Density | Mixed Use | R-48 | O | 8 |
| 3-C | Low Density | Mixed Use | O, R-12 | O, R-12 | 6 |
| 3-D | Mixed Use, Medium Density | Mixed Use, Medium Density | R-6 | R-8 | 0 |

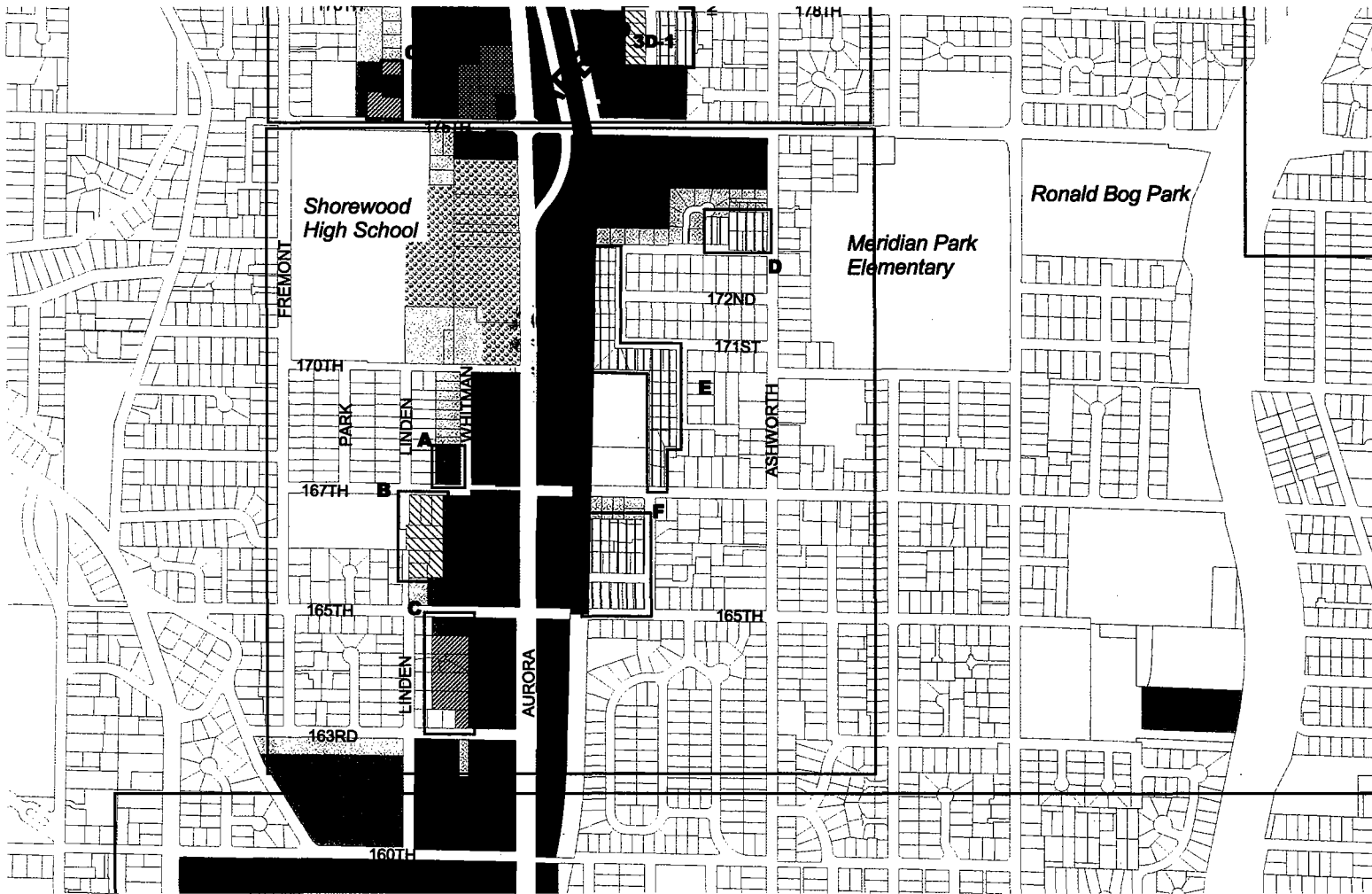


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 4

PAGE 7



LEGEND

ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



0 200 400 600 800 1000 Feet

PROPOSED AMENDMENTS

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

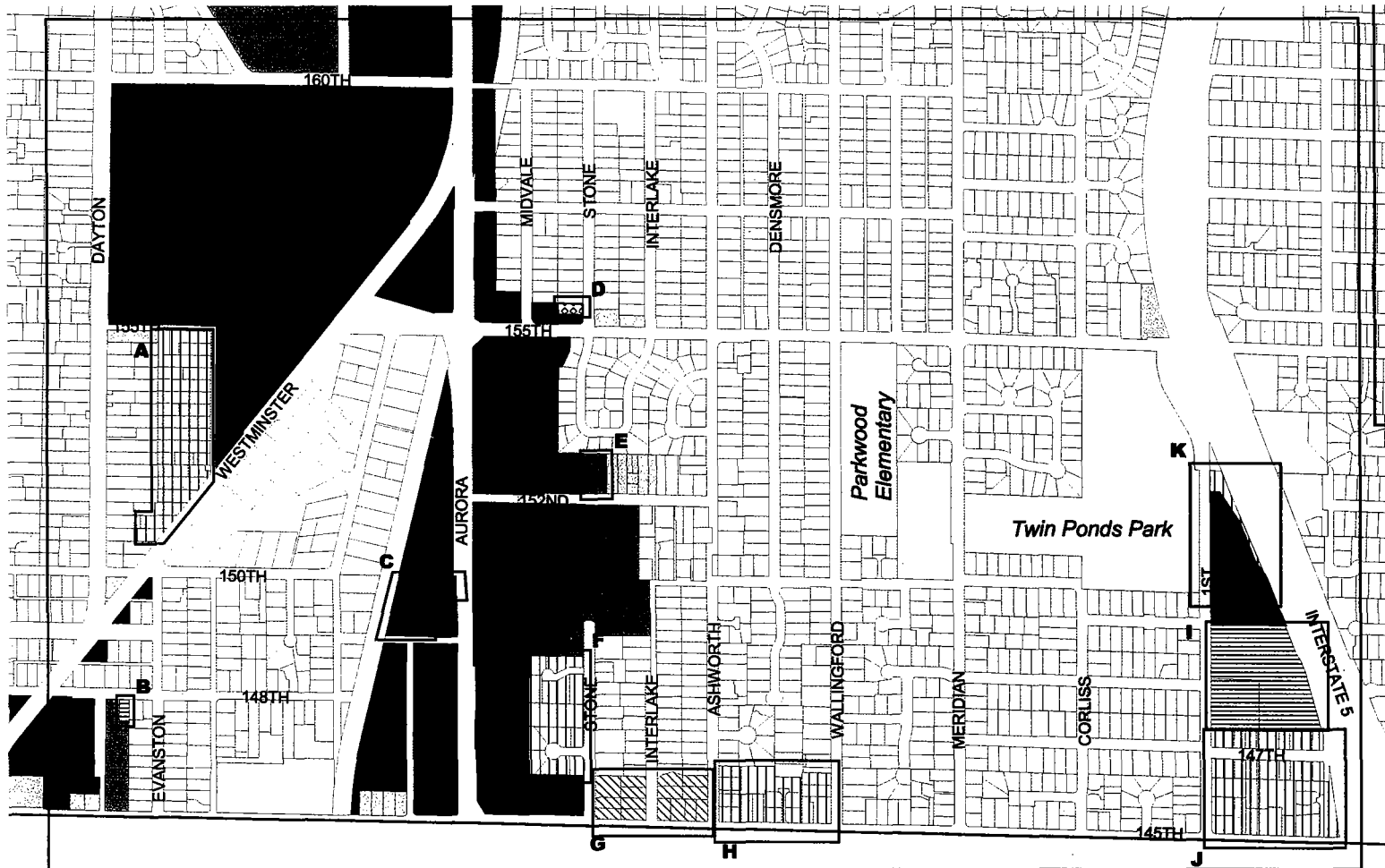


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LAND USE AND ZONING RECONCILIATION 2001

AREA 5

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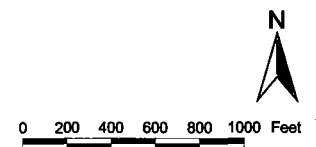
LEGEND

ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



PROPOSED AMENDMENTS

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

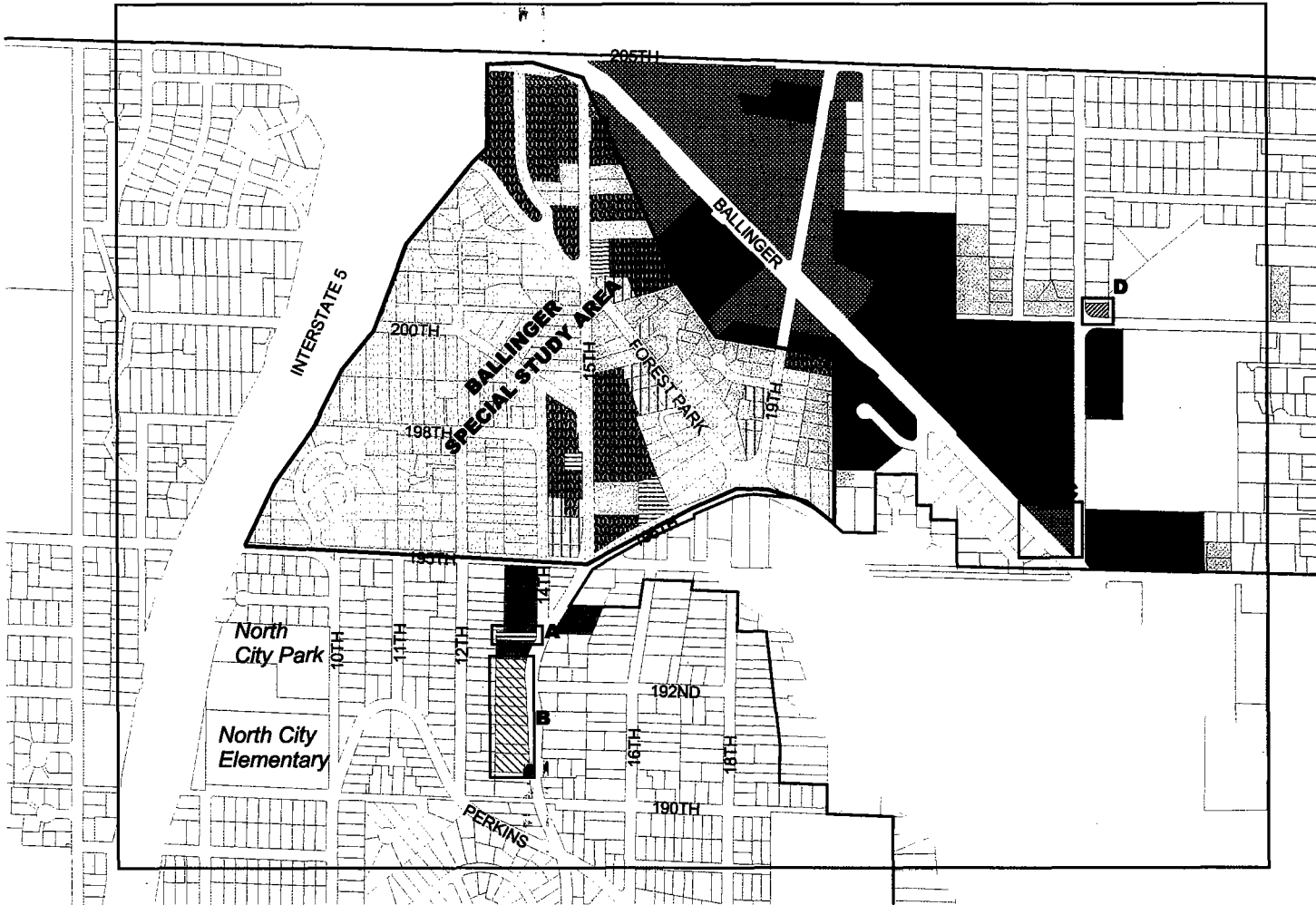


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 6

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LEGEND

ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



0 200 400 600 800 1000 Feet

PROPOSED AMENDMENTS

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

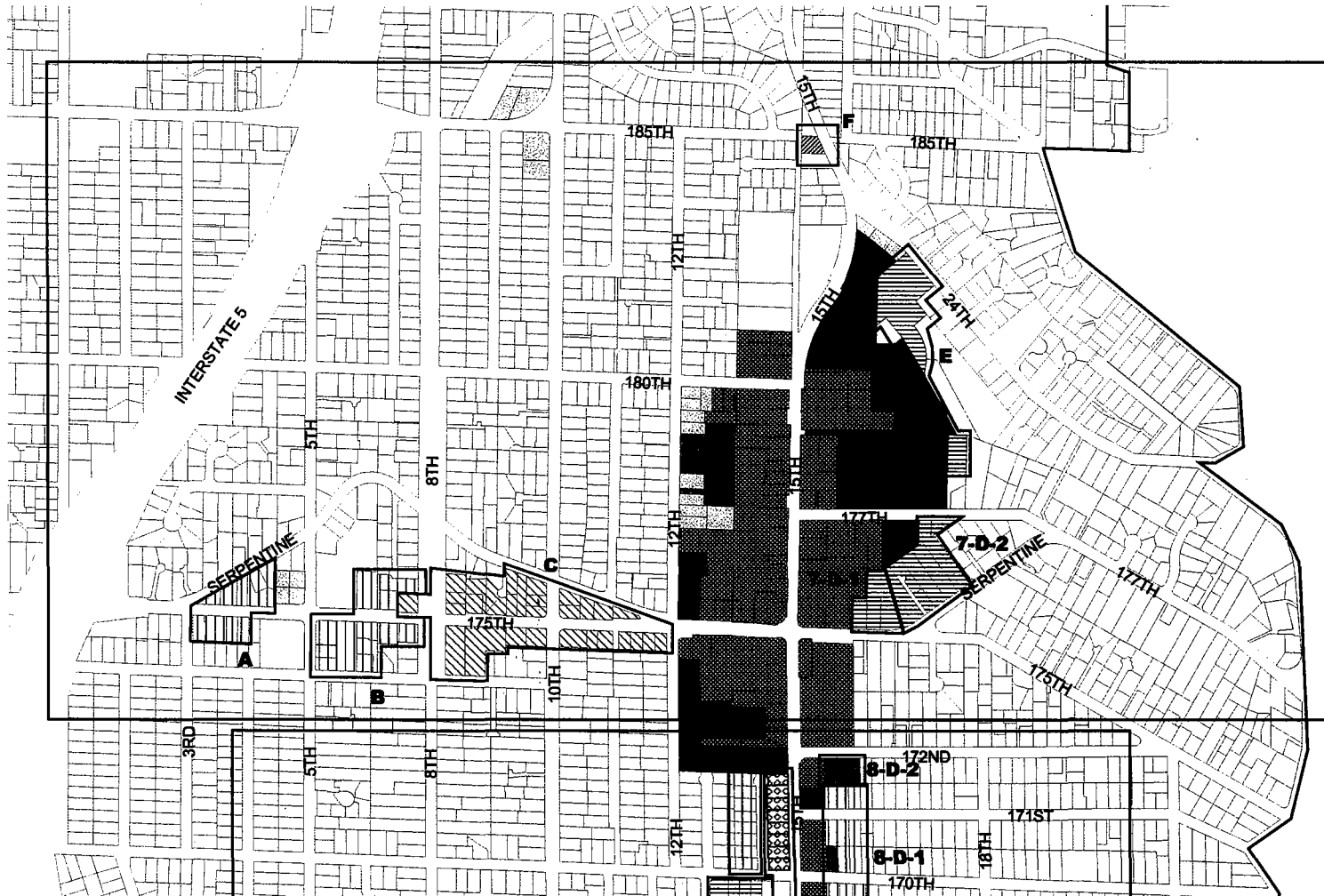


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 7

PAGE 10



LEGEND

ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



PROPOSED AMENDMENTS

| BUNDLE | CURRENT COMP PLAN DESIGNATION | PROPOSED COMP PLAN DESIGNATION | CURRENT ZONING DESIGNATION | PROPOSED ZONING DESIGNATION | UNITS LOST OR GAINED |
|--------|-------------------------------|--------------------------------|----------------------------|-----------------------------|----------------------|
| 7-A | Medium Density | Medium Density | R-6 | R-8 | 0 |
| 7-B | Medium Density | Medium Density | R-6 | R-8 | 0 |
| 7-C | Mixed Use | Mixed Use | R-6 | R-8 | 0 |
| 7-D-1 | High Density | High Density | R-6 | R-12 | 0 |
| 7-D-2 | High Density | Low Density | R-6 | R-6 | -43 |
| 7-E | High Density | High Density | R-6 | R-24 | 0 |
| 7-F | Low Density | Low Density | R-12 | R-8 | 0 |

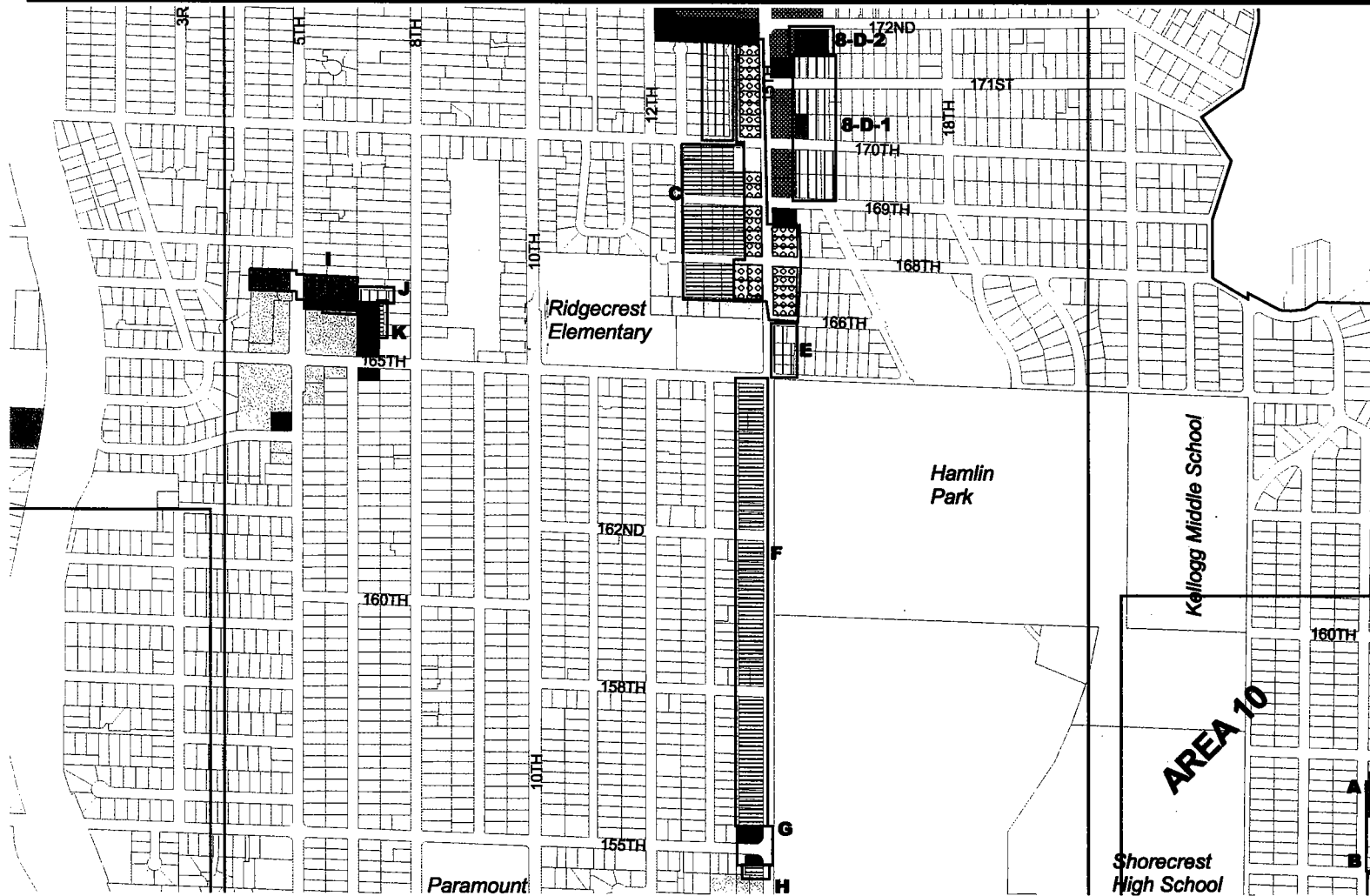


CITY OF SHORELINE

LAND USE AND ZONING RECONCILIATION 2001

AREA 8

PAGE 11



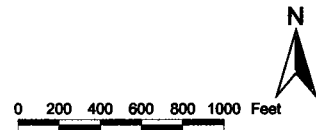
LEGEND

ZONING

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



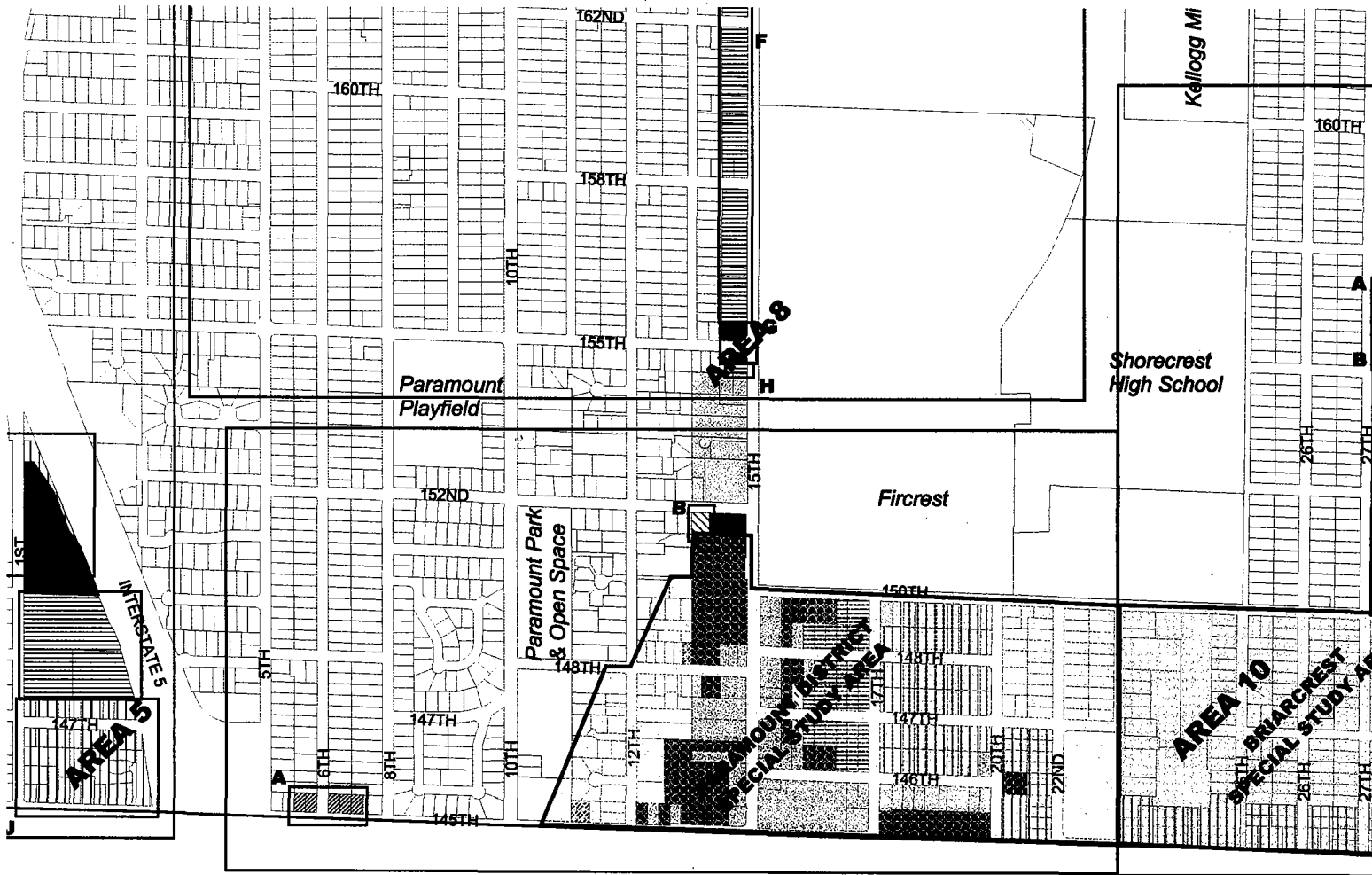
PROPOSED AMENDMENTS

| BUNDLE | CURRENT COMP PLAN DESIGNATION | PROPOSED COMP PLAN DESIGNATION | CURRENT ZONING DESIGNATION | PROPOSED ZONING DESIGNATION | UNITS LOST OR GAINED |
|--------|-------------------------------|--------------------------------|----------------------------|-----------------------------|----------------------|
| 8-A | Medium Density | Low Density | R-6 | R-6 | -4 |
| 8-B | Community Business | Low Density | R-6 | R-6 | -20 |
| 8-C | High Density | Low Density | R-6 | R-6 | -75 |
| 8-D-1 | Medium Density | Medium Density | R-6 & R-18 | R-6 | 0 |
| 8-D-2 | Medium Density | High Density | R-18 | R-18 | 7 |
| 8-E | Medium Density | Low Density | R-6 | R-6 | -2 |
| 8-F | High Density | High Density | R-6 | R-6 | -108 |
| 8-G | High Density | Mixed Use | O & R-48 | NB | -4 |
| 8-H | High Density | Mixed Use | R-8 | NB | -1 |
| 8-I | Medium Density | High Density | R-18 & R-24 | R-18 & R-24 | 12 |
| 8-J | Medium Density | High Density | R-6 | R-18 | 3 |



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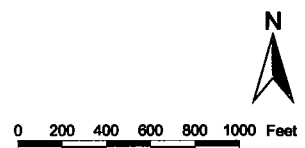


LEGEND

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

INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



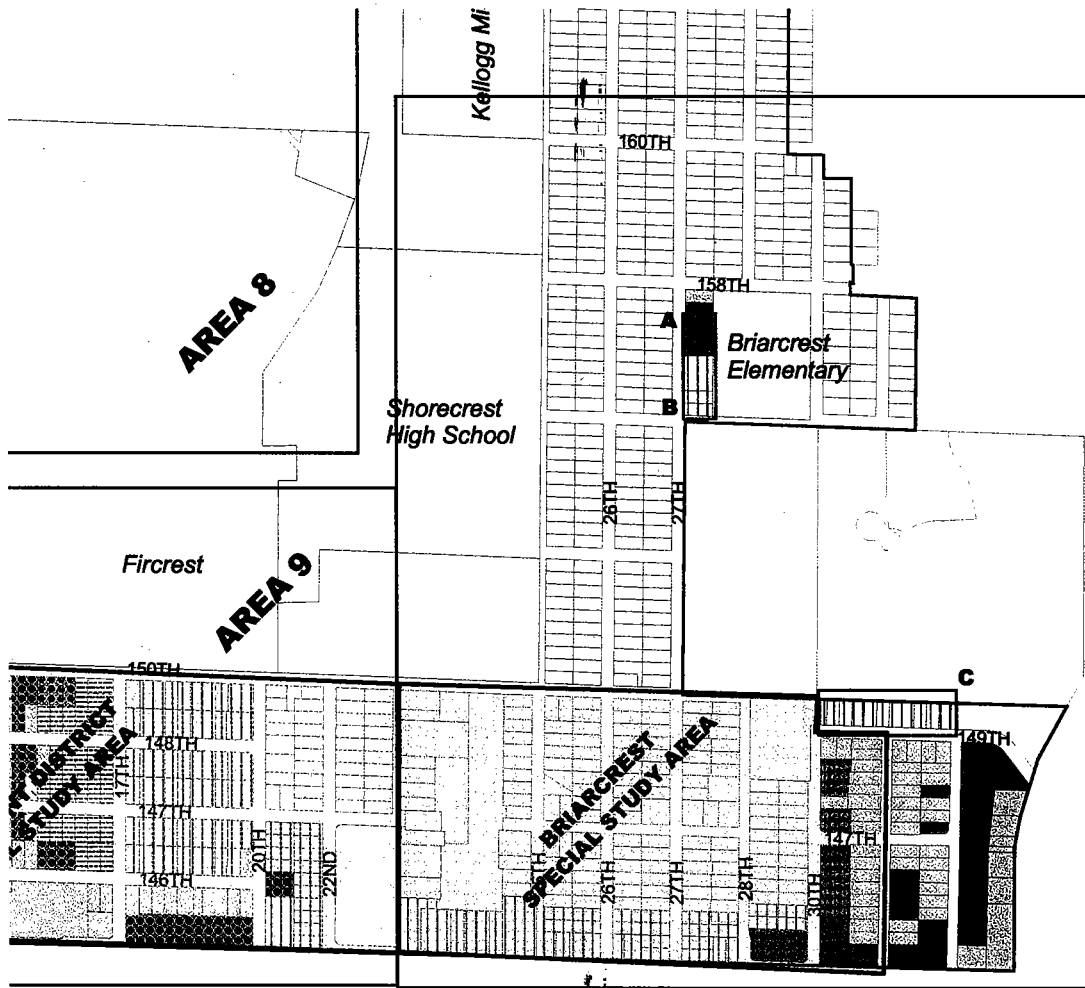
PROPOSED AMENDMENTS

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



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LAND USE AND ZONING RECONCILIATION 2001



LEGEND

ZONING

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- CZ; Contract Zone
- R-48; Residential, 48 units/acre
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INCONSISTENT PARCELS GROUPED BY LAND USE DESIGNATION

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



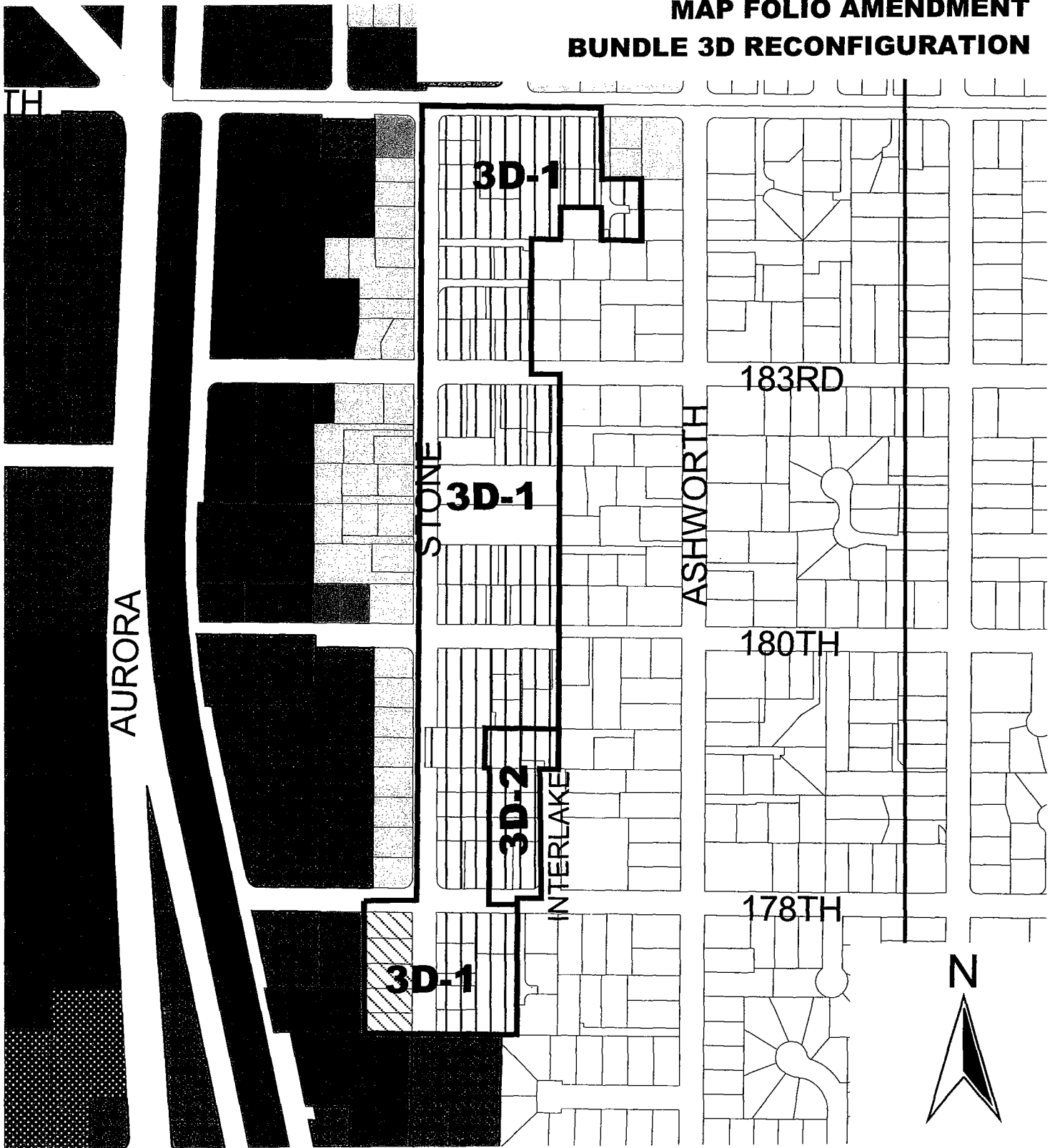
PROPOSED AMENDMENTS

| BUNDLE | CURRENT COMP PLAN DESIGNATION | PROPOSED COMP PLAN DESIGNATION | CURRENT ZONING DESIGNATION | PROPOSED ZONING DESIGNATION | UNITS LOST OR GAINED |
|--------|-------------------------------|--------------------------------|----------------------------|-----------------------------|----------------------|
| 10-A | Medium Density | Mixed Use | R-18 | R-18 | 2 |
| 10-B | Medium Density | Low Density | R-6 | R-6 | -3 |
| 10-C | Medium Density | Low Density | R-6 | R-6 | -5 |

COPY

Attachment to Rezoning No. 1521

ATTACHMENT A: MAP FOLIO AMENDMENT BUNDLE 3D RECONFIGURATION



RECONCILIATION MEASURES:

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