

**CITY OF KENMORE  
WASHINGTON  
ORDINANCE NO. 26-0642**

**AN ORDINANCE OF THE CITY OF KENMORE, WASHINGTON, AMENDING  
TITLE 18 ZONING AND TITLE 19 LAND USE POLICIES AND PROCEDURES  
OF THE KENMORE MUNICIPAL CODE, ESTABLISHING REGULATIONS FOR  
SHELTER, TRANSITIONAL HOUSING, EMERGENCY HOUSING AND  
PERMANENT SUPPORTIVE HOUSING (STEP HOUSING) AND  
ESTABLISHING AN EFFECTIVE DATE.**

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WHEREAS, in 2021, the Washington State Legislature enacted House Bill 1220 (HB 1220), amending the Growth Management Act and municipal code requirements (RCW 36.70A.070(2), RCW 35A.21.430, and RCW 35.21.683) requiring local governments to plan for and accommodate housing affordable to all income levels by 2044 including shelters, transitional housing, emergency housing and permanent supportive housing; and

WHEREAS, in 2025 the Kenmore City Council created a limited term Shelter, Transitional Housing, Emergency Housing and Permanent Supportive Housing Committee (STEP Housing Committee) to conduct public outreach and provide recommendations on STEP Housing regulations; and

WHEREAS, from April 2025 through October 2025 the STEP Housing Committee reviewed proposed amendments to the Kenmore Municipal Code (KMC) and conducted public outreach; and

WHEREAS, on November 17, 2025, the STEP Housing Committee presented recommendations on proposed amendments to the Kenmore Municipal Code for STEP Housing regulations to the Kenmore City Council at a public meeting; and

WHEREAS, in 2026 the Washington State Legislature passed Engrossed Substitute House Bill 2266 (ESHB 2266) which: encouraged shelters, transitional housing, emergency housing and permanent supporting housing; amended RCW 35.21.683, 35A.21.430, and 36.130.020; reenacted and amended RCW 36.70A.030; and added a new section to chapter 36.70A RCW among other things; and

WHEREAS, the Kenmore City Council considered proposed amendments to the Kenmore Municipal Code for STEP Housing regulations at public meetings held on March 16, 2026, May 11, 2026, June 8, 2026, July 13, 2026, and July 20, 2026; and

WHEREAS, the Kenmore City Council desires to amend regulations in Titles 18, and 19 of the Kenmore Municipal Code to comply with state law, and to be consistent with Kenmore Comprehensive Plan policies adopted under Ordinance 24-0623; and

WHEREAS, the City's Responsible Official under the State Environmental Policy Act issued a determination of non-significance for the Proposed Amendments; and

WHEREAS, the City notified the Washington State Department of Commerce of the Proposed Amendments pursuant to RCW 36.70A.106; and

WHEREAS, on June 8, 2026, the City Council held a public hearing on the Proposed Amendments; and

WHEREAS, substantive amendments are being considered requiring an additional Public Hearing; and

WHEREAS, on July 13, 2026, the City Council held a public hearing on the Proposed Amendments; and

WHEREAS, the City Council finds that the Proposed Amendments meet the decision criteria of KMC 19.20.090(A) and (C), and desire to adopt the same;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON ORDAINS AS FOLLOWS:

Section 1. Findings Adopted. The City Council adopts the foregoing recitals as findings, which are incorporated herein as if set forth in full, in support of the adoption of this Ordinance.

Section 2. Amendments to the Kenmore Municipal Code. The City Council amends Chapters 18.20, 18.21, 18.22, 18.23, 18.24, 18.24A, 18.25, 18.25A, 18.25B, 18.26, 18.27, 18.28, 18.29, 18.77, and 19.25 of the Kenmore Municipal Code, as set forth in Exhibit A, attached hereto and incorporated by reference.

Section 3. Effective Date. This Ordinance shall be published in the official newspaper of the City and shall take effect and be in full force five (5) days after the date of the publication.

ADOPTED BY THE CITY COUNCIL AT A MEETING THEREOF ON THE 20th DAY OF JULY, 2026.

CITY OF KENMORE



Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:



Scott Passey, City Clerk

Approved as to form:



Dawn Reitan (Jul 21, 2026 16:13:20 PDT)

Dawn Reitan, City Attorney

|                             |               |
|-----------------------------|---------------|
| FILED WITH THE CITY CLERK:  | JULY 10, 2026 |
| PASSED BY THE CITY COUNCIL: | JULY 20, 2026 |
| ORDINANCE NO.:              | 26-0642       |
| DATE OF PUBLICATION:        | JULY 23, 2026 |
| EFFECTIVE DATE:             | JULY 28, 2026 |

# EXHIBIT A TO ORD. No. 26-0642

Chapter 18.20 of the Kenmore Municipal Code is amended to read as follows:

## Chapter 18.20 Technical Terms and Land Use Definitions

### Sections

\* \* \*

18.20.880 Electrical substation.

18.20.885 Emergent wetland.

18.20.890 Emergency.

18.20.891 Emergency Housing

18.20.892 Emergency Shelter

18.20.900 Repealed.

18.20.910 Enhancement.

\* \* \*

18.20.2035 Pedestrian walkway.

18.20.2040 Permanent school facilities.

18.20.2045 Permanent Supportive Housing

18.20.2050 Repealed.

18.20.2055 Personal service.

\* \* \*

18.20.2920 Street frontage.

18.20.2925 Street tree.

18.20.2927 STEP Housing

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### 18.20.2930 Structure.

### 18.20.2935 Structural diversity.

\* \* \*

### 18.20.2980 Repealed.

### 18.20.2990 Tower.

### 18.20.2995 Transitional Housing

### 18.20.3000 Trails.

### 18.20.3010 Repealed.

\* \* \*

## 18.20.880 Electrical substation.

“Electrical substation” means a *site* containing equipment for the conversion of high voltage electrical power transported through transmission lines into lower voltages transported through distribution lines and suitable for individual users. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.885 Emergent wetland.

“Emergent wetland” means a *wetland* with at least 30 percent of the surface area covered by erect, rooted, herbaceous *vegetation* extending above the water surface as the uppermost vegetative stratum. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.890 Emergency.

“Emergency” means an occurrence during which there is imminent danger to the public health, safety and welfare, or which poses an imminent risk to property, as a result of a natural or manmade catastrophe as so declared by the *city manager*. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.891 Emergency Housing

“Emergency housing” means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement (RCW 36.70A.030(15)).

## 18.20.892 Emergency Shelter

"Emergency shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. (RCW 36.70A.030(16)).

## 18.20.900 Energy resource recovery facility.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.910 Enhancement.

"Enhancement" means actions taken to improve habitat or water quality function and/or wildlife use in an existing viable wetland, stream, or habitat area or established buffers, by planting native species, removing nonnative species, installing habitat *structures*, installing environmentally compatible erosion controls, and any other measures approved by the City. Enhancement also includes actions performed to improve the quality of an existing degraded wetland, stream, or habitat area or buffer. [Ord. 24-0624 § 4 (Exh. B); Ord. 11-0329 § 3 (Exh. 1).]

\* \* \*

## 18.20.2035 Pedestrian walkway.

"Pedestrian walkway" means a public walkway that connects public *streets* to other *streets, walkways, public spaces*, or drives. Public walkways should be lit for nighttime use and be aligned for maximum nighttime visibility. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.2040 Permanent school facilities.

"Permanent school facilities" means facilities of a *school district* with a fixed foundation which are not *relocatable facilities*. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.2045 Permanent Supportive Housing

"Permanent Supportive Housing" is subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is

paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW (RCW 36.70A.030(33)).

## 18.20.2050 Personal medical supply store.

*Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]*

## 18.20.2055 Personal service.

"Personal service" means an establishment primarily engaged in providing services to individuals, such as beauty and barber shops, retail laundry and drycleaning including coin-operated, clothing alterations and repair, diaper services, carpet and upholstery cleaning services, photo studios, shoe repair, pet grooming, and repair of personal or household items. This definition excludes automotive repair and service.

May include NAICS 5322 (Consumer Goods Rental), 5323 (General Rental Center), 541921 (Photo Studios), 811211 (Consumer Electronics Repair and Maintenance), and 8114 (Personal and Household Goods Repair and Maintenance). May include 812 (Personal and Laundry Services) except the following: 8122 (Death Care Services), 812332 (Industrial Launderers), and 81293 (Parking Lots and Garages). [Ord. 14-0391 § 2 (Exh. 1).]

\* \* \*

## 18.20.2920 Street frontage.

"Street frontage" means any portion of a *lot* or combination of *lots* which directly abut a *street*. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.2925 Street tree.

"Street tree" means *trees* located within the *street* right-of-way, adjacent to public or *private streets*, including undeveloped areas. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.2927 STEP Housing

"STEP Housing" refers to *Emergency shelter, Transitional housing, Emergency housing, and Permanent supportive housing*. See definitions for those individual terms.

## 18.20.2930 Structure.

"Structure" means anything permanently constructed in or on the ground, or over the water; excluding fences eight feet or less in height, decks less than 18 inches above grade, paved areas, and structural or nonstructural fill. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.2935 Structural diversity.

"Structural diversity" means the relative degree of diversity or complexity of vegetation in a wildlife habitat area as indicated by the stratification or layering of different plant communities (e.g., ground cover, shrub layer, and tree canopy), the variety of plant species, and the spacing or pattern of vegetation. [Ord. 24-0624 § 4 (Exh. B).]

\* \* \*

## 18.20.2980 Theatrical production services.

*Repealed by Ord. 17-0438.* [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.2990 Tower.

"Tower" means any wireless communications structure that is designed and constructed primarily for the purpose of supporting one or more antennas. "Tower" includes a lattice tower or monopole. "Tower" does not include a replacement utility pole or an amateur (ham) radio facility. [Ord. 16-0426 § 4 (Att. B).]

## 18.20.2995 Transitional Housing

"Transitional housing" means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living. (RCW 84.36.043(3)(c)). [Ord. 4393 § 1 (Exh. A), 2025].

## 18.20.3000 Trails.

"Trails" means manmade pathways designed and intended for use by pedestrians, bicyclists, equestrians, and/or recreational users. [Ord. 11-0329 § 3 (Exh. 1).]

## 18.20.3010 Transfer station.

Repealed by Ord. 17-0438. [Ord. 11-0329 § 3 (Exh. 1).]

\* \* \*

**Sections 18.21.020 (Table A), 18.21.040 (Table C), 18.21.045 (Table D), 18.22.010 (Table A), 18.23.020 (Table A), 18.23.025 (Table A), 18.24.020 (Table A), 18.24A.020 (Table A), 18.25.020 (Table A), 18.25A.030 (Table A), 18.25A.040 (Table B), 18.25B.020 (Table A), 18.26.030 (Table A), 18.26.040 (Table B), 18.26.050 (Table C), 18.27.020 (Table A), 18.28.020 (Table A), and 18.29.040 (Table A) of the Kenmore Municipal Code are amended to read as follows:**

### **KMC 18.21.020 Residential Zones R-1, R-4 and R-6 – Use Allowances**

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in residential zones R-1, R-4 and R-6:

**Table A. R-1, R-4 and R-6 Zones Use Allowances**

| <b>PERMITTED</b>                                  | <b>CONDITIONALLY PERMITTED</b>                          | <b>PROHIBITED</b>                               |
|---------------------------------------------------|---------------------------------------------------------|-------------------------------------------------|
| <i>Air transportation service</i> <sup>1</sup>    | <i>Ambulatory surgery center</i> <sup>25</sup>          | <i>Adult entertainment business</i>             |
| <i>Arts, entertainment, indoor</i> <sup>2,3</sup> | <i>Arts, entertainment, outdoor</i> <sup>26</sup>       | <i>Animal kennel/shelter</i>                    |
| <i>Day care</i> <sup>4</sup>                      | <i>Cemetery, columbarium or mausoleum</i> <sup>27</sup> | <i>Auction house</i>                            |
| <i>Educational service</i> <sup>5</sup>           | <i>College/university</i> <sup>25</sup>                 | <i>Automotive sales and service, marine</i>     |
| <i>Family child-care home</i> <sup>6</sup>        | <i>Community residential facility</i> <sup>28</sup>     | <i>Automotive sales and service, non-marine</i> |
| <i>Fire or police facility</i> <sup>7,8</sup>     | <i>Eating and drinking place</i> <sup>3,29</sup>        | <i>Business service, intensive</i>              |

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| PERMITTED                                                | CONDITIONALLY PERMITTED                                | PROHIBITED                         |
|----------------------------------------------------------|--------------------------------------------------------|------------------------------------|
| <i>Health care and social assistance<sup>9,10</sup></i>  | <i>Hospital<sup>25</sup></i>                           | <i>Business service, standard</i>  |
| <i>Multiple-family dwelling<sup>11</sup></i>             | <i>Manufactured housing community<sup>30</sup></i>     | <i>Cannabis business</i>           |
| <i>Office<sup>12</sup></i>                               | <i>Personal service<sup>31</sup></i>                   | <i>Cannabis cooperative</i>        |
| <i>Park<sup>13</sup></i>                                 | <i>Recreational facility, indoor<sup>3,16,32</sup></i> | <i>Construction and trade</i>      |
| <i><u>Permanent Supportive Housing</u></i>               | <i>Regional land use<sup>33,34,35</sup></i>            | <i>Funeral home/crematory</i>      |
| <i>Recreational facility, outdoor<sup>14,15,16</sup></i> | <i>Retail sales<sup>31,36</sup></i>                    | <i>Laboratory</i>                  |
| <i>Religious institution<sup>17</sup></i>                | <i>Temporary lodging<sup>37</sup></i>                  | <i>Manufacturing, heavy</i>        |
| <i>Resource land use<sup>18</sup></i>                    |                                                        | <i>Manufacturing, light</i>        |
| <i>Single detached dwelling unit<sup>19,20</sup></i>     |                                                        | <i>Mobile food service</i>         |
| <i>Standalone parking<sup>21</sup></i>                   |                                                        | <i>Retail sales, bulk</i>          |
| <i>Supportive living facility<sup>22</sup></i>           |                                                        | <i>Secure facility</i>             |
| <i><u>Transitional Housing</u></i>                       |                                                        | <i>Transportation</i>              |
| <i>Utility facility<sup>23,24</sup></i>                  |                                                        | <i>Vehicle or equipment rental</i> |
|                                                          |                                                        | <i>Vehicle refueling station</i>   |
|                                                          |                                                        | <i>Warehousing</i>                 |
|                                                          |                                                        | <i>Wholesale trade</i>             |

## 18.21.040 Residential Zones R-12, R-18 and R-24 – Use Allowances

The following uses listed in Table C are identified as *permitted*, *conditionally permitted*, or *prohibited* uses in residential zones R-12, R-18 and R-24:

**Table C. R-12, R-18, and R-24 Zones Use Allowances**

| <b>PERMITTED</b>                                          | <b>CONDITIONALLY PERMITTED</b>                         | <b>PROHIBITED</b>                               |
|-----------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------|
| <i>Air transportation service<sup>1</sup></i>             | <i>Ambulatory surgery center<sup>25</sup></i>          | <i>Adult entertainment business</i>             |
| <i>Arts, entertainment, indoor<sup>2,3</sup></i>          | <i>Arts, entertainment, outdoor<sup>26</sup></i>       | <i>Animal kennel/shelter</i>                    |
| <i>College/university<sup>4,5</sup></i>                   | <i>Cemetery, columbarium or mausoleum<sup>27</sup></i> | <i>Auction house</i>                            |
| <i>Community residential facility</i>                     | <i>Eating and drinking place<sup>3,28</sup></i>        | <i>Automotive sales and service, marine</i>     |
| <i>Construction and trade<sup>6</sup></i>                 | <i>Hospital<sup>5</sup></i>                            | <i>Automotive sales and service, non-marine</i> |
| <i>Day care<sup>7</sup></i>                               | <i>Personal service<sup>29</sup></i>                   | <i>Business service, intensive</i>              |
| <i>Educational service<sup>8</sup></i>                    | <i>Recreational facility, indoor<sup>3,30,31</sup></i> | <i>Business service, standard</i>               |
| <i>Family child-care home<sup>9</sup></i>                 | <i>Regional land use<sup>32</sup></i>                  | <i>Cannabis business</i>                        |
| <i>Fire or police facility<sup>10,11,12</sup></i>         | <i>Retail sales<sup>29,33</sup></i>                    | <i>Cannabis cooperative</i>                     |
| <i>Health care and social assistance<sup>4,5,13</sup></i> | <i>Temporary lodging<sup>34</sup></i>                  | <i>Funeral home/crematory</i>                   |
| <i>Manufactured housing community</i>                     | <i>Warehousing<sup>35</sup></i>                        | <i>Laboratory</i>                               |
| <i>Multiple-family dwelling</i>                           |                                                        | <i>Manufacturing, heavy</i>                     |
| <i>Office<sup>14</sup></i>                                |                                                        | <i>Manufacturing, light</i>                     |
| <i>Park<sup>15</sup></i>                                  |                                                        | <i>Mobile food service</i>                      |
| <i><u>Permanent Supportive Housing</u></i>                |                                                        | <i>Resource land use</i>                        |
| <i>Recreational facility, outdoor<sup>16,17</sup></i>     |                                                        | <i>Retail sales, bulk</i>                       |
| <i>Religious institution<sup>18</sup></i>                 |                                                        | <i>Secure facility</i>                          |

| PERMITTED                                            | CONDITIONALLY PERMITTED | PROHIBITED                         |
|------------------------------------------------------|-------------------------|------------------------------------|
| <i>Single detached dwelling unit</i><br><i>19,20</i> |                         | <i>Transportation</i>              |
| <i>Standalone parking</i> <sup>21</sup>              |                         | <i>Vehicle or equipment rental</i> |
| <i>Supportive living facility</i>                    |                         | <i>Vehicle refueling station</i>   |
| <i><u>Transitional Housing</u></i>                   |                         | <i>Wholesale trade</i>             |
| <i>Utility facility</i> <sup>22,23,24</sup>          |                         |                                    |

Notes:

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## 18.21.045 Residential Zone MHC – Use Allowances

The following uses listed in Table D are identified as *permitted*, conditionally permitted, or *prohibited* uses in residential zone MHC:

**Table D. MHC Zone Use Allowances**

| PERMITTED                                           | CONDITIONALLY PERMITTED                   | PROHIBITED                          |
|-----------------------------------------------------|-------------------------------------------|-------------------------------------|
| <i>Day care</i> <sup>1</sup>                        | <i>Community residential facility</i>     | <i>Adult entertainment business</i> |
| <i>Family child-care home</i> <sup>2</sup>          | <i>Cemetery, columbarium or mausoleum</i> | <i>Air transportation service</i>   |
| <i>Manufactured housing community</i> <sup>8</sup>  | <i>Educational service</i> <sup>6</sup>   | <i>Ambulatory surgery center</i>    |
| <i>Park</i> <sup>3</sup>                            | <i>Religious institution</i>              | <i>Animal kennel/shelter</i>        |
| <i><u>Permanent Supportive Housing</u></i>          | <i>Supportive living facility</i>         | <i>Arts, entertainment, indoor</i>  |
| <i>Single detached dwelling unit</i> <sup>4,5</sup> | <i>Temporary lodging</i> <sup>7</sup>     | <i>Arts, entertainment, outdoor</i> |
| <i><u>Transitional Housing</u></i>                  |                                           | <i>Auction house</i>                |

| PERMITTED | CONDITIONALLY PERMITTED | PROHIBITED                                     |
|-----------|-------------------------|------------------------------------------------|
|           |                         | <i>Automotive sales and service, marine</i>    |
|           |                         | <i>Automotive sales and service, nonmarine</i> |
|           |                         | <i>Business service, intensive</i>             |
|           |                         | <i>Business service, standard</i>              |
|           |                         | <i>Cannabis business</i>                       |
|           |                         | <i>Cannabis cooperative</i>                    |
|           |                         | <i>College/university</i>                      |
|           |                         | <i>Construction and trade</i>                  |
|           |                         | <i>Eating and drinking place</i>               |
|           |                         | <i>Fire or police facility</i>                 |
|           |                         | <i>Funeral home/crematory</i>                  |
|           |                         | <i>Health care and social assistance</i>       |
|           |                         | <i>Hospital</i>                                |
|           |                         | <i>Laboratory</i>                              |
|           |                         | <i>Manufacturing, heavy</i>                    |
|           |                         | <i>Manufacturing, light</i>                    |
|           |                         | <i>Mobile food service</i>                     |
|           |                         | <i>Multiple-family dwelling</i>                |
|           |                         | <i>Office</i>                                  |
|           |                         | <i>Personal service</i>                        |
|           |                         | <i>Recreational facility, indoor</i>           |
|           |                         | <i>Recreational facility, outdoor</i>          |
|           |                         | <i>Regional land use</i>                       |
|           |                         | <i>Resource land use</i>                       |

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| PERMITTED | CONDITIONALLY PERMITTED | PROHIBITED                         |
|-----------|-------------------------|------------------------------------|
|           |                         | <i>Retail sales</i>                |
|           |                         | <i>Retail sales, bulk</i>          |
|           |                         | <i>Secure facility</i>             |
|           |                         | <i>Standalone parking</i>          |
|           |                         | <i>Transportation</i>              |
|           |                         | <i>Utility facility</i>            |
|           |                         | <i>Vehicle or equipment rental</i> |
|           |                         | <i>Vehicle refueling station</i>   |
|           |                         | <i>Warehousing</i>                 |
|           |                         | <i>Wholesale trade</i>             |

Notes:

\* \* \*

## 18.22.010 Neighborhood Business Zone – Use Allowances

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the neighborhood business zone:

**Table A. Neighborhood Business Zone Use Allowances**

| PERMITTED                                        | CONDITIONALLY PERMITTED                                    | PROHIBITED                          |
|--------------------------------------------------|------------------------------------------------------------|-------------------------------------|
| <i>Arts, entertainment, indoor<sup>1,2</sup></i> | <i>Automotive sales and service, marine<sup>4</sup></i>    | <i>Adult entertainment business</i> |
| <i>Business service, standard</i>                | <i>Automotive sales and service, nonmarine<sup>4</sup></i> | <i>Air transportation service</i>   |

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| <b>PERMITTED</b>                                              | <b>CONDITIONALLY<br/>PERMITTED</b>                       | <b>PROHIBITED</b>                             |
|---------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------|
| <i>Community residential facility</i> <sup>9</sup>            | <i>Manufacturing, light</i>                              | <i>Ambulatory surgery center</i>              |
| <i>Day care</i>                                               | <i>Recreational<br/>facility, indoor</i> <sup>2,22</sup> | <i>Animal kennel/shelter</i>                  |
| <i>Eating and drinking place</i> <sup>2,10,28</sup>           |                                                          | <i>Arts, entertainment, outdoor</i>           |
| <i>Educational service</i> <sup>28</sup>                      |                                                          | <i>Auction house</i>                          |
| <i>Fire or police facility</i> <sup>12</sup>                  |                                                          | <i>Business service, intensive</i>            |
| <i>Health care and social<br/>assistance</i> <sup>13,14</sup> |                                                          | <i>Cannabis business</i>                      |
| <i>Mobile food service</i> <sup>27</sup>                      |                                                          | <i>Cannabis cooperative</i>                   |
| <i>Multiple-family dwelling</i> <sup>15</sup>                 |                                                          | <i>Cemetery, columbarium or<br/>mausoleum</i> |
| <i>Office</i>                                                 |                                                          | <i>College/university</i>                     |
| <i>Park</i>                                                   |                                                          | <i>Construction and trade</i>                 |
| <i><u>Permanent Supportive<br/>Housing</u></i>                |                                                          | <i>Family child-care home</i>                 |
| <i>Personal service</i> <sup>28</sup>                         |                                                          | <i>Funeral home/crematory</i>                 |
| <i>Religious institution</i>                                  |                                                          | <i>Hospital</i>                               |
| <i>Retail sales</i> <sup>16,28</sup>                          |                                                          |                                               |
| <i>Single room occupancy</i> <sup>15</sup>                    |                                                          | <i>Laboratory</i>                             |
| <i>Supportive living facility</i> <sup>9</sup>                |                                                          | <i>Manufactured housing community</i>         |

| PERMITTED                                 | CONDITIONALLY<br>PERMITTED | PROHIBITED                            |
|-------------------------------------------|----------------------------|---------------------------------------|
| <i>Temporary lodging</i> <sup>18,19</sup> |                            | <i>Manufacturing, heavy</i>           |
| <i><u>Transitional Housing</u></i>        |                            | <i>Recreational facility, outdoor</i> |
| <i>Vehicle refueling station</i>          |                            | <i>Regional land use</i>              |
|                                           |                            | <i>Resource land use</i>              |
|                                           |                            | <i>Retail sales, bulk</i>             |
|                                           |                            | <i>Secure facility</i>                |
|                                           |                            | <i>Single detached dwelling unit</i>  |
|                                           |                            | <i>Standalone parking</i>             |
|                                           |                            | <i>Transportation</i>                 |
|                                           |                            | <i>Utility facility</i>               |
|                                           |                            | <i>Vehicle or equipment rental</i>    |
|                                           |                            | <i>Warehousing</i>                    |
|                                           |                            | <i>Wholesale trade</i>                |

Notes:

\* \* \*

### 18.23.020 Community Business Zone – Use Allowances

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the community business zone west subarea:

*The Kenmore Municipal Code is current through Ordinance 25-0628, passed May 27, 2025*

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**Table A. Community Business Zone West Subarea Use Allowances**

| <b>PERMITTED</b>                                     | <b>CONDITIONALLY PERMITTED</b>        | <b>PROHIBITED</b>                               |
|------------------------------------------------------|---------------------------------------|-------------------------------------------------|
| <i>Arts, entertainment, indoor<sup>1</sup></i>       | <i>Ambulatory surgery center</i>      | <i>Adult entertainment business</i>             |
| <i>Business service, standard</i>                    | <i>College/university</i>             | <i>Air transportation service</i>               |
| <i>Day care</i>                                      | <i>Community residential facility</i> | <i>Animal kennel/shelter</i>                    |
| <i>Eating and drinking place<sup>2</sup></i>         | <i>Fire or police facility</i>        | <i>Arts, entertainment, outdoor</i>             |
| <i>Educational service<sup>3</sup></i>               | <i>Laboratory</i>                     | <i>Auction house</i>                            |
| <i>Family child-care home<sup>4</sup></i>            | <i>Recreational facility, indoor</i>  | <i>Automotive sales and service, marine</i>     |
| <i>Health care and social assistance<sup>5</sup></i> | <i>Regional land use</i>              | <i>Automotive sales and service, non-marine</i> |
| <i>Multiple-family dwelling</i>                      | <i>Religious institution</i>          | <i>Business service, intensive</i>              |
| <i>Office</i>                                        | <i>Supportive living facility</i>     | <i>Cemetery, columbarium, or mausoleum</i>      |
| <i>Park</i>                                          |                                       | <i>Construction and trade</i>                   |
| <i><u>Permanent Supportive Housing</u></i>           |                                       | <i>Funeral home/crematory</i>                   |
| <i>Personal service<sup>2</sup></i>                  |                                       | <i>Hospital</i>                                 |
| <i>Retail sales<sup>2,6</sup></i>                    |                                       | <i>Manufactured housing community</i>           |
|                                                      |                                       | <i>Manufacturing, heavy</i>                     |

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| PERMITTED                                                        | CONDITIONALLY PERMITTED | PROHIBITED                            |
|------------------------------------------------------------------|-------------------------|---------------------------------------|
| <i>Single detached dwelling unit, existing legal<sup>7</sup></i> |                         |                                       |
| <i>Single room occupancy</i>                                     |                         | <i>Manufacturing, light</i>           |
| <i>Standalone parking<sup>10</sup></i>                           |                         | <i>Cannabis business</i>              |
| <i>Temporary lodging<sup>8</sup></i>                             |                         | <i>Cannabis cooperative</i>           |
| <i><u>Transitional Housing</u></i>                               |                         | <i>Mobile food service</i>            |
| <i>Utility facility<sup>9</sup></i>                              |                         | <i>Recreational facility, outdoor</i> |
|                                                                  |                         | <i>Resource land use</i>              |
|                                                                  |                         | <i>Retail sales, bulk</i>             |
|                                                                  |                         | <i>Secure facility</i>                |
|                                                                  |                         | <i>Transportation</i>                 |
|                                                                  |                         | <i>Vehicle or equipment rental</i>    |
|                                                                  |                         | <i>Vehicle refueling station</i>      |
|                                                                  |                         | <i>Warehousing</i>                    |
|                                                                  |                         | <i>Wholesale trade</i>                |

## Notes

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## 18.23.025 Community Business Zone Juanita Subarea – Use Allowances

The following uses listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the community business zone Juanita subarea:

*The Kenmore Municipal Code is current through Ordinance 25-0628, passed May 27, 2025*

**Table A. Community Business Zone Juanita Subarea Use Allowances**

| <b>PERMITTED</b>                                     | <b>CONDITIONALLY PERMITTED</b>                              | <b>PROHIBITED</b>                          |
|------------------------------------------------------|-------------------------------------------------------------|--------------------------------------------|
| <i>Arts, entertainment, indoor<sup>1</sup></i>       | <i>Ambulatory surgery center</i>                            | <i>Adult entertainment business</i>        |
| <i>Business service, standard</i>                    | <i>Automotive sales and service, marine<sup>7</sup></i>     | <i>Air transportation service</i>          |
| <i>Day care</i>                                      | <i>Automotive sales and service, non-marine<sup>7</sup></i> | <i>Animal kennel/shelter</i>               |
| <i>Eating and drinking place<sup>2</sup></i>         | <i>Community residential facility</i>                       | <i>Arts, entertainment, outdoor</i>        |
| <i>Educational service<sup>2</sup></i>               | <i>Fire or police facility</i>                              | <i>Auction house</i>                       |
| <i>Health care and social assistance<sup>3</sup></i> | <i>Laboratory</i>                                           | <i>Business service, intensive</i>         |
| <i>Mobile food service<sup>4</sup></i>               | <i>Manufacturing, light</i>                                 | <i>Cemetery, columbarium, or mausoleum</i> |
| <i>Multiple-family dwelling<sup>5</sup></i>          | <i>Recreational facility, indoor</i>                        | <i>College/university</i>                  |
| <i>Office</i>                                        | <i>Religious institution</i>                                | <i>Construction and trade</i>              |
| <i>Park</i>                                          | <i>Supportive living facility</i>                           | <i>Family child-care home</i>              |
| <i><u>Permanent Supportive Housing</u></i>           | <i>Vehicle refueling station</i>                            | <i>Funeral home/crematory</i>              |
| <i>Personal service<sup>2</sup></i>                  |                                                             | <i>Hospital</i>                            |

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| PERMITTED                                | CONDITIONALLY<br>PERMITTED | PROHIBITED                            |
|------------------------------------------|----------------------------|---------------------------------------|
| <i>Retail sales<sup>2</sup></i>          |                            |                                       |
| <i>Single room occupancy<sup>5</sup></i> |                            | <i>Manufactured housing community</i> |
| <i>Standalone parking<sup>8</sup></i>    |                            | <i>Manufacturing, heavy</i>           |
| <i>Temporary lodging<sup>6</sup></i>     |                            | <i>Cannabis business</i>              |
| <i><u>Transitional Housing</u></i>       |                            | <i>Cannabis cooperative</i>           |
|                                          |                            | <i>Recreational facility, outdoor</i> |
|                                          |                            | <i>Regional land use</i>              |
|                                          |                            | <i>Resource land use</i>              |
|                                          |                            | <i>Retail sales, bulk</i>             |
|                                          |                            | <i>Secure facility</i>                |
|                                          |                            | <i>Single detached dwelling unit</i>  |
|                                          |                            | <i>Transportation</i>                 |
|                                          |                            | <i>Utility facility</i>               |
|                                          |                            | <i>Vehicle or equipment rental</i>    |
|                                          |                            | <i>Warehousing</i>                    |
|                                          |                            | <i>Wholesale trade</i>                |

## Notes

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## 18.24.020 Downtown Residential Zone – Use Allowances

The following uses listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited* uses in the downtown residential zone:

**Table A. Downtown Residential Zone Use Allowances**

| <b>PERMITTED</b>                                                 | <b>CONDITIONALLY PERMITTED</b>                        | <b>PROHIBITED</b>                               |
|------------------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------|
| <i>Arts, entertainment, indoor<sup>1</sup></i>                   | <i>Eating and drinking place<sup>1</sup></i>          | <i>Adult entertainment business</i>             |
| <i>Auction house, existing<sup>2</sup></i>                       | <i>Educational service<sup>3</sup></i>                | <i>Air transportation service</i>               |
| <i>Business service, standard<sup>3</sup></i>                    | <i>Health care and social assistance<sup>10</sup></i> | <i>Ambulatory surgery center</i>                |
| <i>Community residential facility</i>                            | <i>Religious institution</i>                          | <i>Animal kennel/shelter</i>                    |
| <i>Day care<sup>4</sup></i>                                      | <i>Supportive living facility</i>                     | <i>Arts, entertainment, outdoor</i>             |
| <i>Family child-care home<sup>5</sup></i>                        | <i>Utility facility<sup>11</sup></i>                  | <i>Automotive sales and service, marine</i>     |
| <i>Manufactured housing community<sup>12</sup></i>               |                                                       | <i>Automotive sales and service, non-marine</i> |
| <i>Multiple-family dwelling<sup>6</sup></i>                      |                                                       | <i>Business service, intensive</i>              |
| <i>Office<sup>3</sup></i>                                        |                                                       | <i>Cemetery, columbarium or mausoleum</i>       |
| <i>Park</i>                                                      |                                                       | <i>College/university</i>                       |
| <i><u>Permanent Supportive Housing</u></i>                       |                                                       | <i>Construction and trade</i>                   |
| <i>Personal service<sup>3</sup></i>                              |                                                       | <i>Fire or police facility</i>                  |
| <i>Recreational facility, indoor</i>                             |                                                       | <i>Funeral home/crematory</i>                   |
| <i>Retail sales<sup>3,7</sup></i>                                |                                                       | <i>Hospital</i>                                 |
| <i>Single detached dwelling unit, existing legal<sup>8</sup></i> |                                                       | <i>Laboratory</i>                               |
| <i>Temporary lodging<sup>9</sup></i>                             |                                                       | <i>Manufacturing, heavy</i>                     |
| <i><u>Transitional Housing</u></i>                               |                                                       | <i>Manufacturing, light</i>                     |

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| PERMITTED | CONDITIONALLY<br>PERMITTED | PROHIBITED                            |
|-----------|----------------------------|---------------------------------------|
|           |                            | <i>Marijuana business</i>             |
|           |                            | <i>Marijuana cooperative</i>          |
|           |                            | <i>Mobile food service</i>            |
|           |                            | <i>Recreational facility, outdoor</i> |
|           |                            | <i>Regional land use</i>              |
|           |                            | <i>Resource land use</i>              |
|           |                            | <i>Retail sales, bulk</i>             |
|           |                            | <i>Secure facility</i>                |
|           |                            | <i>Standalone parking</i>             |
|           |                            | <i>Transportation</i>                 |
|           |                            | <i>Vehicle or equipment rental</i>    |
|           |                            | <i>Vehicle refueling station</i>      |
|           |                            | <i>Warehousing</i>                    |
|           |                            | <i>Wholesale trade</i>                |

## Notes

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## 18.24A.020 Urban Residential Zone – Use Allowances

The following uses listed in Table A are identified as permitted, conditionally permitted or prohibited uses in the urban residential zone:

**Table A. Urban Residential Zone Use Allowances**

| PERMITTED       | CONDITIONALLY<br>PERMITTED                     | PROHIBITED                          |
|-----------------|------------------------------------------------|-------------------------------------|
| <i>Day care</i> | <i>Arts, entertainment, indoor<sup>1</sup></i> | <i>Adult entertainment business</i> |

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| PERMITTED                                    | CONDITIONALLY PERMITTED                              | PROHIBITED                                      |
|----------------------------------------------|------------------------------------------------------|-------------------------------------------------|
| <i>Eating and drinking place<sup>1</sup></i> | <i>Business service, standard<sup>1</sup></i>        | <i>Air transportation service</i>               |
| <i>Educational service<sup>1</sup></i>       | <i>Health care and social assistance<sup>1</sup></i> | <i>Ambulatory surgery center</i>                |
| <i><u>Emergency Housing</u><sup>5</sup></i>  | <i>Manufacturing, light<sup>1, 3</sup></i>           | <i>Animal kennel/shelter</i>                    |
| <i><u>Emergency Shelter</u><sup>5</sup></i>  | <i>Park</i>                                          | <i>Arts, entertainment, outdoor</i>             |
| <i>Mobile food service<sup>2</sup></i>       | <i>Personal service<sup>1</sup></i>                  | <i>Auction house</i>                            |
| <i>Multiple-family dwelling<sup>4</sup></i>  | <i>Recreational facility, indoor<sup>1</sup></i>     | <i>Automotive sales and service, marine</i>     |
| <i>Office<sup>1</sup></i>                    | <i>Regional land use</i>                             | <i>Automotive sales and service, non-marine</i> |
| <i><u>Permanent Supportive Housing</u></i>   | <i>Retail sales<sup>1, 3</sup></i>                   | <i>Business service, intensive</i>              |
| <i><u>Transitional Housing</u></i>           | <i>Temporary lodging<sup>1</sup></i>                 | <i>Cannabis business</i>                        |
| <i>Single room occupancy<sup>4</sup></i>     |                                                      | <i>Cannabis cooperative</i>                     |
|                                              |                                                      | <i>Cemetery, columbarium or mausoleum</i>       |
|                                              |                                                      | <i>College/university</i>                       |
|                                              |                                                      | <i>Community residential facility</i>           |
|                                              |                                                      | <i>Construction and trade</i>                   |
|                                              |                                                      | <i>Family child-care home</i>                   |
|                                              |                                                      | <i>Fire or police facility</i>                  |
|                                              |                                                      | <i>Funeral home/crematory</i>                   |
|                                              |                                                      | <i>Hospital</i>                                 |
|                                              |                                                      | <i>Laboratory</i>                               |
|                                              |                                                      | <i>Manufactured housing community</i>           |
|                                              |                                                      | <i>Manufacturing, heavy</i>                     |

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| PERMITTED | CONDITIONALLY<br>PERMITTED | PROHIBITED                            |
|-----------|----------------------------|---------------------------------------|
|           |                            | <i>Recreational facility, outdoor</i> |
|           |                            | <i>Religious institution</i>          |
|           |                            | <i>Resource land use</i>              |
|           |                            | <i>Retail sales, bulk</i>             |
|           |                            | <i>Secure facility</i>                |
|           |                            | <i>Single detached dwelling unit</i>  |
|           |                            | <i>Standalone parking</i>             |
|           |                            | <i>Supportive living facility</i>     |
|           |                            | <i>Transportation</i>                 |
|           |                            | <i>Utility facility</i>               |
|           |                            | <i>Vehicle or equipment rental</i>    |
|           |                            | <i>Vehicle refueling station</i>      |
|           |                            | <i>Warehousing</i>                    |
|           |                            | <i>Wholesale trade</i>                |
|           |                            |                                       |
|           |                            |                                       |

## Notes

\* \* \*

<sup>5</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.

## 18.25.020 Downtown Commercial Zone

The following uses listed in Table A are identified as permitted, conditionally permitted, or prohibited uses in the downtown commercial zone:

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**Table A. Downtown Commercial Zone Use Allowances**

| <b>PERMITTED</b>                                                            | <b>CONDITIONALLY PERMITTED</b>        | <b>PROHIBITED</b>                         |
|-----------------------------------------------------------------------------|---------------------------------------|-------------------------------------------|
| <i>Adult entertainment business<sup>1</sup></i>                             | <i>Air transportation service</i>     | <i>Animal kennel/shelter</i>              |
| <i>Arts, entertainment, indoor</i>                                          | <i>Ambulatory surgery center</i>      | <i>Business service, intensive</i>        |
| <i>Arts, entertainment, outdoor<sup>2</sup></i>                             | <i>College/university</i>             | <i>Cemetery, columbarium or mausoleum</i> |
| <i>Auction house, existing<sup>3</sup></i>                                  | <i>Community residential facility</i> | <i>Construction and trade</i>             |
| <i>Automotive sales and service, marine, existing legal<sup>4</sup></i>     | <i>Fire or police facility</i>        | <i>Family child-care home</i>             |
| <i>Automotive sales and service, non-marine, existing legal<sup>4</sup></i> | <i>Hospital</i>                       | <i>Funeral home/crematory</i>             |
| <i>Business service, standard</i>                                           | <i>Laboratory</i>                     | <i>Manufacturing, heavy</i>               |
| <i>Day care</i>                                                             | <i>Religious institution</i>          | <i>Manufacturing, light</i>               |
| <i>Eating and drinking place</i>                                            | <i>Utility facility<sup>16</sup></i>  | <i>Cannabis business</i>                  |
| <i>Educational service<sup>5</sup></i>                                      |                                       | <i>Cannabis cooperative</i>               |
| <i><u>Emergency Housing<sup>18</sup></u></i>                                |                                       | <i>Recreational facility, outdoor</i>     |
| <i><u>Emergency Shelter<sup>18</sup></u></i>                                |                                       | <i>Resource land use</i>                  |
| <i>Health care and social assistance<sup>6,7</sup></i>                      |                                       | <i>Retail sales, bulk</i>                 |
| <i>Manufactured housing community<sup>17</sup></i>                          |                                       | <i>Secure facility</i>                    |

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| PERMITTED                                 | CONDITIONALLY PERMITTED | PROHIBITED                    |
|-------------------------------------------|-------------------------|-------------------------------|
| Mobile food service <sup>8</sup>          |                         | Single detached dwelling unit |
| Multiple-family dwelling <sup>9</sup>     |                         | Supportive living facility    |
| Office                                    |                         | Transportation                |
| Park                                      |                         | Warehousing                   |
| <u>Permanent Supportive Housing</u>       |                         | Wholesale trade               |
| Personal service                          |                         |                               |
| Recreational facility, indoor             |                         |                               |
| Regional land use <sup>10</sup>           |                         |                               |
| Retail sales <sup>11</sup>                |                         |                               |
| Standalone parking <sup>12</sup>          |                         |                               |
| Temporary lodging <sup>13</sup>           |                         |                               |
| <u>Transitional Housing</u>               |                         |                               |
| Vehicle or equipment rental <sup>14</sup> |                         |                               |
| Vehicle refueling station <sup>15</sup>   |                         |                               |

## Notes

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<sup>18</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.

## 18.25A.030 Urban Corridor Zone

The following uses listed in Table A are identified as permitted, conditionally permitted, or *prohibited uses* in the urban corridor west subarea:

**Table A. Urban Corridor West Subarea Use Allowances**

| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | CONDITIONALLY PERMITTED                                                                                                                                                                                                                                    | PROHIBITED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Adult entertainment business<sup>1</sup></i><br><i>Ambulatory surgery center</i><br><i>Animal kennel/shelter<sup>2</sup></i><br><i>Arts, entertainment, indoor</i><br><i>Business service, standard</i><br><i>Cannabis business</i><br><i>Cemetery, columbarium or mausoleum<sup>3</sup></i><br><i>Community residential facility</i><br><i>Day care</i><br><i>Eating and drinking place<sup>4</sup></i><br><i>Educational service</i><br><u><i>Emergency Housing<sup>14</sup></i></u><br><u><i>Emergency Shelter<sup>14</sup></i></u><br><i>Funeral home/crematory</i><br><i>Health care and social assistance</i><br><i>Laboratory<sup>5</sup></i><br><i>Manufacturing, light</i><br><i>Mobile food service<sup>6</sup></i> | <i>Arts, entertainment, outdoor<sup>11</sup></i><br><i>College/university</i><br><i>Fire or police facility</i><br><i>Laboratory<sup>5</sup></i><br><i>Recreational facility, indoor<sup>8</sup></i><br><i>Recreational facility, outdoor<sup>13</sup></i> | <i>Air transportation service</i><br><i>Auction house</i><br><i>Automotive sales and service, marine</i><br><i>Automotive sales and service, nonmarine</i><br><i>Business service, intensive</i><br><i>Cannabis cooperative</i><br><i>Construction and trade</i><br><i>Family child-care home</i><br><i>Hospital</i><br><i>Manufactured housing community</i><br><i>Manufacturing, heavy</i><br><i>Recreational facility, outdoor<sup>13</sup></i><br><i>Regional land use</i><br><i>Resource land use</i><br><i>Retail sales, bulk</i><br><i>Secure facility</i><br><i>Single detached dwelling unit</i> |

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| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                    | CONDITIONALLY PERMITTED | PROHIBITED                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Multiple-family dwelling<sup>7</sup></i><br><i>Office</i><br><i>Park</i><br><u><i>Permanent Supportive Housing</i></u><br><i>Personal service</i><br><i>Recreational facility, indoor<sup>8</sup></i><br><i>Religious institution</i><br><i>Retail sales<sup>9</sup></i><br><i>Standalone parking<sup>10</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><u><i>Transitional Housing</i></u> |                         | <i>Transportation</i><br><i>Utility facility</i><br><i>Vehicle or equipment rental</i><br><i>Vehicle refueling station</i><br><i>Warehousing</i><br><i>Wholesale trade</i> |

Notes:

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*<sup>14</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.*

## 18.25A.040 Use allowances - Urban corridor east subarea

The following *uses* listed in Table B are identified as permitted, conditionally permitted, or *prohibited uses* in the urban corridor east subarea:

**Table B. Urban Corridor East Subarea Use Allowances**

*The Kenmore Municipal Code is current through Ordinance 25-0628, passed May 27, 2025*

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| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | CONDITIONALLY PERMITTED                                                                                                                                                                                         | PROHIBITED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Adult entertainment business<sup>1</sup></i><br><i>Ambulatory surgery center</i><br><i>Animal kennel/shelter<sup>2</sup></i><br><i>Arts, entertainment, indoor</i><br><i>Arts, entertainment, outdoor<sup>3</sup></i><br><i>Business service, standard</i><br><i>Cannabis business</i><br><i>Cemetery, columbarium or mausoleum<sup>4</sup></i><br><i>Community residential facility<sup>5</sup></i><br><i>Day care</i><br><i>Eating and drinking place<sup>6</sup></i><br><i>Educational service</i><br><u><i>Emergency Housing<sup>15</sup></i></u><br><u><i>Emergency Shelter<sup>15</sup></i></u><br><i>Funeral home/crematory</i><br><i>Health care and social assistance</i><br><i>Laboratory<sup>7</sup></i><br><i>Manufacturing, light</i><br><i>Mobile food service<sup>8</sup></i><br><i>Multiple-family dwelling<sup>13,14</sup></i><br><i>Office</i><br><i>Park</i> | <i>College/university</i><br><i>Fire or police facility</i><br><i>Hospital<sup>5</sup></i><br><i>Laboratory<sup>7</sup></i><br><i>Regional land use<sup>5</sup></i><br><i>Retail sales, bulk<sup>5,10</sup></i> | <i>Air transportation service</i><br><i>Arts, entertainment, outdoor<sup>3</sup></i><br><i>Auction house</i><br><i>Automotive sales and service, marine</i><br><i>Automotive sales and service, nonmarine</i><br><i>Business service, intensive</i><br><i>Cannabis cooperative</i><br><i>Community residential facility<sup>5</sup></i><br><i>Construction and trade</i><br><i>Family child-care home</i><br><i>Hospital<sup>5</sup></i><br><i>Manufactured housing community</i><br><i>Manufacturing, heavy</i><br><i>Recreational facility, outdoor<sup>3</sup></i><br><i>Regional land use<sup>5</sup></i><br><i>Resource land use</i><br><i>Retail sales, bulk<sup>5</sup></i><br><i>Secure facility</i><br><i>Single detached dwelling unit</i><br><i>Standalone parking<sup>11</sup></i><br><i>Transportation</i> |

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| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                 | CONDITIONALLY PERMITTED | PROHIBITED                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <u>Permanent Supportive Housing</u><br>Personal service<br>Recreational facility, indoor<br>Recreational facility, outdoor <sup>3,9</sup><br>Religious institution<br>Retail sales<br>Retail sales, bulk <sup>5,10</sup><br>Standalone parking <sup>11</sup><br>Supportive living facility<br>Temporary lodging<br><u>Transitional Housing</u><br>Vehicle refueling station <sup>13</sup> |                         | Utility facility<br>Vehicle or equipment rental<br>Vehicle refueling station <sup>12</sup><br>Warehousing<br>Wholesale trade |

Notes:

\* \* \*

<sup>15</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.

## 18.25B.020 Waterfront Commercial

The following *uses* listed in Table A are identified as permitted, conditionally permitted or *prohibited uses* in the waterfront commercial zone:

**Table A. Waterfront Commercial Use Allowances**

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| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CONDITIONALLY PERMITTED                                                                                                                                                          | PROHIBITED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Adult entertainment business<sup>1</sup></i><br><i>Ambulatory surgery center</i><br><i>Animal kennel/shelter<sup>2</sup></i><br><i>Arts, entertainment, indoor</i><br><i>Arts, entertainment, outdoor<sup>3</sup></i><br><i>Automotive sales and service, marine</i><br><i>Business service, standard</i><br><i>Cannabis business</i><br><i>Cemetery, columbarium or mausoleum<sup>4</sup></i><br><i>Community residential facility (CRF)</i><br><i>Day care</i><br><i>Eating and drinking place<sup>5</sup></i><br><i>Educational service</i><br><u><i>Emergency Housing<sup>13</sup></i></u><br><u><i>Emergency Shelter<sup>13</sup></i></u><br><i>Funeral home/crematory</i><br><i>Health care and social assistance</i><br><i>Laboratory<sup>6</sup></i><br><i>Manufacturing, light</i><br><i>Mobile food service<sup>7</sup></i> | <i>Air transportation service</i><br><i>College/university</i><br><i>Fire or police facility</i><br><i>Hospital</i><br><i>Laboratory<sup>6</sup></i><br><i>Regional land use</i> | <i>Auction house</i><br><i>Automotive sales and service, nonmarine</i><br><i>Business service, intensive</i><br><i>Cannabis cooperative</i><br><i>Construction and trade</i><br><i>Family child-care home</i><br><i>Manufactured housing community</i><br><i>Manufacturing, heavy</i><br><i>Resource land use</i><br><i>Retail sales, bulk</i><br><i>Secure facility</i><br><i>Single detached dwelling unit</i><br><i>Utility facility</i><br><i>Warehousing</i><br><i>Wholesale trade</i> |

| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                   | CONDITIONALLY PERMITTED | PROHIBITED |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------|
| <i>Multiple-family dwelling<sup>8</sup></i><br><i>Office</i><br><i>Park</i><br><u><i>Permanent Supportive Housing</i></u><br><i>Personal service</i><br><i>Recreational facility, indoor</i><br><i>Recreational facility, outdoor<sup>3,9</sup></i><br><i>Religious institution</i><br><i>Retail sales</i><br><i>Standalone parking<sup>10</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><u><i>Transitional Housing</i></u> |                         |            |
| <i>Transportation<sup>11</sup></i><br><i>Vehicle or equipment rental<sup>12</sup></i><br><i>Vehicle refueling station</i>                                                                                                                                                                                                                                                                                                                                   |                         |            |

Notes:

\* \* \*

*<sup>13</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.*

## 18.26.030 Regional Business North Subarea

The following uses listed in Table A are identified as permitted, conditionally permitted, or prohibited uses in the regional business north subarea:

**Table A. Regional Business North Subarea Use Allowances**

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| <b>PERMITTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>CONDITIONALLY PERMITTED</b>                                                                                                                                          | <b>PROHIBITED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Adult entertainment business<sup>1</sup></i><br><i>Ambulatory surgery center</i><br><i>Animal kennel/shelter<sup>2</sup></i><br><i>Arts, entertainment, indoor</i><br><i>Arts, entertainment, outdoor</i><br><i>Automotive sales and service, marine<sup>3</sup></i><br><i>Automotive sales and service, nonmarine<sup>4</sup></i><br><i>Business service, standard</i><br><i>Cannabis business</i><br><i>Community residential facility</i><br><i>Construction and trade</i><br><i>Day care</i><br><i>Eating and drinking place<sup>5</sup></i><br><i>Educational service</i><br><u><i>Emergency Housing<sup>14</sup></i></u><br><u><i>Emergency Shelter<sup>14</sup></i></u><br><i>Fire or police facility</i><br><i>Health care and social assistance</i><br><i>Laboratory<sup>6</sup></i><br><i>Manufacturing, light</i><br><i>Mobile food service<sup>7</sup></i> | <i>College/university</i><br><i>Laboratory<sup>6</sup></i><br><i>Recreational facility, outdoor<sup>13</sup></i><br><i>Regional land use</i><br><i>Utility facility</i> | <i>Air transportation service</i><br><i>Auction house</i><br><i>Automotive sales and service, nonmarine<sup>4</sup></i><br><i>Business service, intensive</i><br><i>Cannabis cooperative</i><br><i>Cemetery, columbarium or mausoleum</i><br><i>Family child-care home</i><br><i>Funeral home/crematory</i><br><i>Hospital</i><br><i>Manufactured housing community</i><br><i>Manufacturing, heavy</i><br><i>Resource land use</i><br><i>Retail sales, bulk</i><br><i>Secure facility</i><br><i>Single detached dwelling unit</i><br><i>Vehicle or equipment rental<sup>11</sup></i><br><i>Vehicle refueling station</i><br><i>Warehousing</i> |

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| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | CONDITIONALLY PERMITTED | PROHIBITED |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|------------|
| <i>Multiple-family dwelling<sup>8</sup></i><br><i>Office</i><br><i>Park</i><br><u><i>Permanent Supportive Housing</i></u><br><i>Personal service</i><br><i>Recreational facility, indoor</i><br><i>Religious institution</i><br><i>Retail sales</i><br><i>Standalone parking<sup>9</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><u><i>Transitional Housing</i></u><br><i>Transportation<sup>10</sup></i><br><i>Vehicle or equipment rental<sup>11</sup></i><br><i>Wholesale trade</i> |                         |            |

Notes:

\* \* \*

*<sup>14</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.*

## 18.26.040 Regional Business East Subarea

The following uses listed in Table B are identified as permitted, conditionally permitted, or prohibited uses in the regional business east subarea:

**Table B. Regional Business East Subarea Use Allowances**

*The Kenmore Municipal Code is current through Ordinance 25-0628, passed May 27, 2025*

| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CONDITIONALLY PERMITTED                                                                                                                                                     | PROHIBITED                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Adult entertainment business<sup>1</sup></i><br><i>Ambulatory surgery center</i><br><i>Animal kennel/shelter<sup>2</sup></i><br><i>Arts, entertainment, indoor</i><br><i>Arts, entertainment, outdoor<sup>3</sup></i><br><i>Auction house<sup>4</sup></i><br><i>Automotive sales and service, marine</i><br><i>Automotive sales and service, nonmarine<sup>5</sup></i><br><i>Business service, standard</i><br><i>Cannabis business</i><br><i>Cemetery, columbarium or mausoleum<sup>6</sup></i><br><i>Community residential facility</i><br><i>Construction and trade</i><br><i>Day care</i><br><i>Eating and drinking place<sup>7</sup></i><br><i>Educational service</i><br><u><i>Emergency Housing<sup>18</sup></i></u><br><u><i>Emergency Shelter<sup>18</sup></i></u><br><i>Fire or police facility</i><br><i>Funeral home/crematory</i><br><i>Health care and social assistance</i> | <i>College/university</i><br><i>Hospital</i><br><i>Laboratory<sup>8</sup></i><br><i>Regional land use</i><br><i>Secure facility<sup>17</sup></i><br><i>Utility facility</i> | <i>Air transportation service</i><br><i>Automotive sales and service, nonmarine<sup>5</sup></i><br><i>Business service, intensive</i><br><i>Cannabis cooperative</i><br><i>Family child-care home</i><br><i>Manufactured housing community</i><br><i>Manufacturing, heavy</i><br><i>Resource land use</i><br><i>Retail sales, bulk</i><br><i>Single detached dwelling unit</i><br><i>Vehicle refueling s</i> |

| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | CONDITIONALLY<br>PERMITTED | PROHIBITED |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------|
| <i>Laboratory<sup>8</sup></i><br><i>Manufacturing, light</i><br><i>Mobile food service<sup>9</sup></i><br><i>Multiple-family dwelling<sup>10</sup></i><br><i>Office</i><br><i>Park</i><br><u><i>Permanent Supportive Housing</i></u><br><i>Personal service</i><br><i>Recreational facility, indoor</i><br><i>Recreational facility, outdoor<sup>3,11</sup></i><br><i>Religious institution</i><br><i>Retail sales<sup>12</sup></i><br><i>Standalone parking<sup>13</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><u><i>Transitional Housing</i></u><br><i>Transportation<sup>14</sup></i><br><i>Vehicle or equipment rental</i><br><i>Warehousing<sup>15</sup></i><br><i>Wholesale trade</i> |                            |            |

Notes:

\* \* \*

<sup>18</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.

### 18.26.050 Use allowances - Regional business west subarea.

The following uses listed in Table C are identified as permitted, conditionally permitted, or prohibited uses in the regional business west subarea:

**Table C. Regional Business West Subarea Use Allowances**

| PERMITTED                                         | CONDITIONALLY PERMITTED | PROHIBITED                              |
|---------------------------------------------------|-------------------------|-----------------------------------------|
| Adult entertainment business <sup>1</sup>         | College/university      | Air transportation service              |
| Ambulatory surgery center                         | Laboratory <sup>4</sup> | Animal kennel/shelter                   |
| Arts, entertainment, indoor                       | Manufacturing, light    | Auction house                           |
| Arts, entertainment, outdoor                      | Regional land use       | Automotive sales and service, nonmarine |
| Automotive sales and service, marine <sup>2</sup> |                         | Business service, intensive             |
| Business service, standard                        |                         | Cannabis cooperative                    |
| Cannabis business                                 |                         | Cemetery, columbarium or mausoleum      |
| Community residential facility                    |                         | Construction and trade                  |
| Day care                                          |                         | Family child-care home                  |
| Eating and drinking place <sup>3</sup>            |                         | Funeral home/crematory                  |
| Educational service                               |                         | Hospital                                |
| <u>Emergency Housing<sup>13</sup></u>             |                         | Manufactured housing community          |
| <u>Emergency Shelter<sup>13</sup></u>             |                         | Manufacturing, heavy                    |
| Fire or police facility                           |                         | Resource land use                       |
| Health care and social assistance                 |                         |                                         |

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| PERMITTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CONDITIONALLY PERMITTED | PROHIBITED                                                                                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------------------------------------|
| <i>Laboratory<sup>4</sup></i><br><i>Mobile food service<sup>5</sup></i><br><i>Multiple-family dwelling<sup>6</sup></i><br><i>Office</i>                                                                                                                                                                                                                                                                                                                                                                                               |                         | <i>Retail sales, bulk</i><br><i>Secure facility</i>                                                             |
| <i>Park</i><br><u><i>Permanent Supportive Housing</i></u><br><i>Personal service, Recreational facility, indoor</i><br><i>Recreational facility, outdoor<sup>7</sup></i><br><i>Religious institution</i><br><i>Retail sales<sup>8</sup></i><br><i>Standalone parking<sup>9</sup></i><br><i>Supportive living facility</i><br><i>Temporary lodging</i><br><u><i>Transitional Housing</i></u><br><i>Transportation<sup>10</sup></i><br><i>Vehicle or equipment rental<sup>11</sup></i><br><i>Vehicle refueling station<sup>12</sup></i> |                         | <i>Single detached dwelling unit</i><br><i>Utility facility</i><br><i>Warehousing</i><br><i>Wholesale trade</i> |

Notes:

\* \* \*

*<sup>13</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.*

## 18.27.020 Public and semi-public zone – Use allowances

The following uses listed in Table A are identified as permitted, conditionally permitted, or prohibited uses in the public and semi-public zone:

**Table A. Public and Semi-Public Zone Use Allowances**

| <b><u>PERMITTED</u></b>                               | <b><u>CONDITIONALLY<br/>PERMITTED</u></b> | <b><u>PROHIBITED</u></b>             |
|-------------------------------------------------------|-------------------------------------------|--------------------------------------|
| <u>Arts, entertainment, indoor</u>                    | <u>College/university</u>                 | <u>Cannabis business</u>             |
| <u>Arts, entertainment, outdoor<sup>1</sup></u>       | <u>Construction and trade<sup>4</sup></u> | <u>Cannabis cooperative</u>          |
| <u>Educational service</u>                            | -                                         | <u>Regional land use<sup>5</sup></u> |
| <u>Fire or police facility</u>                        | -                                         | <u>Secure facility</u>               |
| <u>Multiple-family dwelling<sup>6,7</sup></u>         | -                                         | -                                    |
| <u>Office<sup>2</sup></u>                             | -                                         | -                                    |
| <u>Park</u>                                           | -                                         | -                                    |
| <u>Permanent Supportive<br/>Housing<sup>6,7</sup></u> |                                           |                                      |
| <u>Recreational facility, indoor</u>                  | -                                         | -                                    |
| <u>Recreational facility, outdoor</u>                 | -                                         | -                                    |
| <u>Single room occupancy<sup>6,7</sup></u>            | -                                         | -                                    |
| <u>Standalone parking<sup>3</sup></u>                 | -                                         | -                                    |
| <u>Transitional Housing<sup>6,7</sup></u>             |                                           |                                      |
| <u>Utility facility</u>                               | -                                         | -                                    |

Notes:

\* \* \*

<sup>6</sup>Limited to: (a) developments sponsored by a *public agency* on properties abutting SR-522 containing at least 25 percent *very-low* or *low-income affordable housing units*; or (b) developments on surplus *public agency* property. Developments containing *very-low* or *low-income affordable housing units* shall meet the standards of Chapter [18.77](#) KMC.

<sup>7</sup>A standalone townhouse development is prohibited on properties abutting SR-522.

## 18.28.020 Parks zone – Use allowances

The following *uses* listed in Table A are identified as *permitted*, conditionally permitted, or *prohibited uses* in the parks zone:

**Table A. Parks Zone Use Allowances**

| <b><u>PERMITTED</u></b>                          | <b><u>CONDITIONALLY PERMITTED</u></b> | <b><u>PROHIBITED</u></b>             |
|--------------------------------------------------|---------------------------------------|--------------------------------------|
| <u>Arts, entertainment, indoor</u>               | -                                     | <u>Cannabis business</u>             |
| <u>Arts, entertainment, outdoor</u>              | -                                     | <u>Cannabis cooperative</u>          |
| <u>Construction and trade<sup>1</sup></u>        | -                                     | <u>Single detached dwelling unit</u> |
| <u>Mobile food service<sup>2</sup></u>           | -                                     | <u>Multiple family dwelling unit</u> |
| <u>Office<sup>3</sup></u>                        | -                                     | <u>STEP Housing</u>                  |
| <u>Park</u>                                      | -                                     | -                                    |
| <u>Recreational facility, indoor</u>             | -                                     | -                                    |
| <u>Recreational facility, outdoor</u>            | -                                     | -                                    |
| <u>Single detached dwelling unit<sup>4</sup></u> | -                                     | -                                    |
| <u>Utility facility</u>                          | -                                     | -                                    |

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Notes:

\* \* \*

~~<sup>4</sup>One dwelling unit allowed per existing legal lot as of December 11, 2006.~~

## 18.29.040 Use allowances

The following uses listed in Table A are identified as *permitted*, conditionally permitted or *prohibited uses* for properties electing to develop under provisions of the TOD district overlay.

All uses not specifically listed in this section shall be prohibited.

**Table A – TOD District Overlay Use Allowances**

| <b>Permitted</b>                                 | <b>Conditionally Permitted</b>          | <b>Prohibited</b>                       |
|--------------------------------------------------|-----------------------------------------|-----------------------------------------|
| Arts, entertainment, indoor <sup>1,3</sup>       | Ambulatory surgery center <sup>2</sup>  | Adult entertainment business            |
| Business service, standard <sup>1,3</sup>        | Animal kennel/ shelter <sup>2,5</sup>   | Air transportation service              |
| Day care                                         | College/ university <sup>2</sup>        | Arts, entertainment, outdoor            |
| Eating and drinking place <sup>1</sup>           | Fire or police facility <sup>2</sup>    | Auction house                           |
| Educational service <sup>1</sup>                 | Laboratory <sup>2</sup>                 | Automotive sales and service, marine    |
| <u>Emergency Housing<sup>7</sup></u>             | Park                                    | Automotive sales and service, nonmarine |
| <u>Emergency Shelter<sup>7</sup></u>             | Regional land use                       | Business service, intensive             |
| Health care and social assistance <sup>1,3</sup> | Religious institution <sup>2</sup>      | Cemetery, columbarium or mausoleum      |
| Manufacturing, light <sup>1,3,5</sup>            | Supportive living facility <sup>2</sup> | Community residential facility          |
| Mobile food service <sup>4</sup>                 |                                         | Construction and trade                  |

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| Permitted                                    | Conditionally Permitted | Prohibited                        |
|----------------------------------------------|-------------------------|-----------------------------------|
| Multiple-family dwelling <sup>6</sup>        |                         | Family child-care home            |
| Office <sup>1</sup>                          |                         | Funeral home/<br>crematory        |
| <u>Permanent Supportive Housing</u>          |                         |                                   |
| Personal service <sup>1,3</sup>              |                         | Hospital                          |
| Recreational facility, indoor <sup>1,3</sup> |                         | Manufactured housing<br>community |
| Retail sales <sup>1,3,5</sup>                |                         | Manufacturing, heavy              |
| Temporary lodging <sup>1,3</sup>             |                         | Cannabis business                 |
| <u>Transitional Housing</u>                  |                         | Recreational facility, outdoor    |
|                                              |                         | Resource land use                 |
|                                              |                         | Retail sales, bulk                |
|                                              |                         | Secure facility                   |
|                                              |                         | Single detached dwelling unit     |
|                                              |                         | Standalone parking                |
|                                              |                         | Transportation                    |
|                                              |                         | Utility facility                  |
|                                              |                         | Vehicle or equipment rental       |
|                                              |                         | Vehicle refueling station         |
|                                              |                         | Warehousing                       |
|                                              |                         | Wholesale trade                   |

Notes:

\* \* \*

<sup>7</sup> See KMC 18.77.070 for certification requirements for indoor emergency shelter and indoor emergency housing developments.

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## Chapter 18.77 of the Kenmore Municipal Code (Affordable Housing), is amended to read as follows:

\* \* \*

### 18.77.060 Expedited permit processing.

A ~~Certain projects containing~~ Certain projects which include extremely low-income or very low-income affordable housing units in the R-12, R-18, R-24, NB, CB, DR, DC, UC, UR, WC, RB, and PSP zones that require a Type 2 land use decision as described in KMC 19.25.020 ~~or STEP Housing (per the City's definition in KMC 18.20)~~ may have ~~that project~~ process reduced to a Type 1 land use decision unless the proposal includes any of the following:

1. Short subdivision, including revisions and alterations;
2. Zoning variance;
3. Conditional use permit;
4. Shoreline permit; ~~or~~
5. Site Plan; or
6. Critical area exceptions, variances or modifications under Chapter 18.55 KMC.

B. Any applicant for a project containing extremely low-income or very low-income affordable housing units or STEP Housing (per the City's definition in KMC 18.20) may request that review of the project be expedited. The request may be made on forms provided by the City. If a determination is made by the city manager that City staffing or other permit priorities do not allow expedited permit review, the applicant may request that the project be reviewed by a consultant working for the City at the applicant's expense. [Ord. 23-0574 § 2 (Exh. A); Ord. 21-0521 § 2 (Exh. A).]

### 18.77.070 Emergency Housing and Emergency Shelter Certification

A. Sponsors or managing agencies of an indoor emergency shelter or indoor emergency housing facility must certify in writing that they have, between the date the permit application was approved and the date the certificate of occupancy was issued, completed and provided to the City the following:

1. Provided the name, if any, of the facility and the name and headquarters address of the managing entity;
2. Provided a description of all other programs operating in the building and copies of the applicable licenses and certifications held by the program;

3. Designated at least one point of contact authorized to make decisions and take corrective action in the case of emergencies;
4. Provided at least one telephone number to be used in emergencies; and provided documentation of operational policies or procedures for:
  - a. Promoting and addressing health and safety, inside the building and in areas immediately adjacent to the building;
  - b. Program exit or transfer;
  - c. Handling complaints and grievances from occupants;
  - d. Health, fire, safety and occupancy; and
  - e. Staffing to provide services and resources to the population being served comparable to standard or customary practices for the particular type of housing being provided. The staffing policy or procedure may include but is not limited to, the number of staff or volunteers present during daytime and nighttime operations, staff or volunteer training, and other processes to provide services and resources to the population being served.

B. Upon receipt of a permit application for an indoor emergency shelter or indoor emergency housing with a proposed location within 500 feet of walking distance from another indoor emergency shelter or other indoor emergency housing or within 500 feet of walking distance from the physical grounds of a public or private school that existed before an indoor emergency shelter or indoor emergency housing is in operation or has submitted a permit application, the City may enter into good-faith negotiations with the sponsor to establish additional and reasonable requirements pertaining to health and safety protocols. If the parties are unable to come to an agreement within 180 days of the permit being submitted, the City may deny the permit. If the City denies the permit, it will assist the sponsor in identifying suitable properties to site the indoor emergency shelter or indoor emergency housing. This section does not apply to indoor emergency shelters or indoor emergency housing designated for individuals under the age of 18, families, or victims of domestic violence. The City may not limit the location of indoor emergency shelters or indoor emergency housing in a manner where the capacity of indoor emergency shelters and indoor emergency housing is insufficient to meet the projected needs identified under RCW 29.36.70A.070(2)(a)(ii).

### **18.77.080 STEP Housing Requirements**

The City may enter into a contract with a sponsor proposing a STEP housing development to establish additional and reasonable operational requirements pertaining to health and safety protocols. Consideration for a contract entered into under this Section on the part of the City must include at least one of the following:

*The Kenmore Municipal Code is current through Ordinance 25-0628, passed May 27, 2025*

1. A donation of real property.
2. A long-term lease of land at least 50 years in length, or
3. A significant contribution from the general fund for capital or operating expenses to be mutually determined by the parties to the contract.

In the event the City unilaterally withdraws or modifies the consideration identified in this Section, in material breach of the contract, then the operational requirements specified in the contract no longer apply to the STEP housing. A sponsor's refusal to accept contract terms relating to the consideration may not be construed as failing to meet the requirements of other fund sources available other provisions relating to the siting of STEP housing.

## **Section 19.25.020 of the Kenmore Municipal Code is amended to read as follows:**

### **19.25.020 Classifications of land use decision processes.**

A. Land use decisions are classified into five types, based on the amount of discretion associated with each decision. Procedures for the five different types are distinguished according to who makes the decision, whether public notice is required, whether a public hearing is required before a decision is made and whether administrative appeals are provided. The types of land use decisions are listed in Exhibit A of this section.

1. Type 1 decisions are made by the *city manager*. Type 1 decisions are nonappealable administrative decisions that require the exercise of little or no administrative discretion. Public notice is not required for Type 1 decisions.
2. Type 2 decisions are made by the *city manager*. Type 2 decisions are discretionary decisions that are subject to administrative appeal.
3. Type 3 decisions are quasi-judicial decisions made by the *hearing examiner* following an open record hearing. Type 3 decisions may be appealed directly to King County superior court, pursuant to Chapter [36.70C](#) RCW, the Land Use Petition Act, based on the record established by the *hearing examiner*.
4. Type 4 decisions are quasi-judicial decisions made by the city council based on the record established by the *hearing examiner*.
5. Type 5 decisions are legislative decisions made by the city council.

B. Except as provided in KMC [16.75.060](#) and [19.35.160](#) or unless otherwise agreed to by the *applicant*, all Type 2, 3 and 4 decisions included in consolidated permit applications that would require more than one type of land use decision process may be processed and decided together, including any administrative appeals, using the highest-numbered land use decision type applicable to the project application. KMC [16.75.060](#) sets out the combined hearing authority for shoreline exemptions, shoreline substantial development permits, shoreline variances, and shoreline conditional use permits.

C. Certain development proposals are subject to additional procedural requirements beyond the standard procedures established in this chapter.

D. Land use permits that are categorically exempt from review under SEPA do not require a threshold determination (determination of nonsignificance (DNS) or determination of significance (DS)). For all other projects, the SEPA review procedures in Chapter [19.35](#) KMC are supplemental to the procedures in this chapter.

## Exhibit A

### LAND USE DECISION TYPES

|                        |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TYPE<br>1 <sup>2</sup> | Decision by <i>city manager</i> ; no administrative appeal                                                                 | Building; demolition; moving; engineering; clearing and grading; sign; change of use and/or classification under KMC Title <a href="#">15</a> ; accessory dwelling unit; home occupation; boundary line adjustment; right-of-way; street standards variance; adjustment under Chapter <a href="#">13.35</a> KMC; shoreline exemption; temporary use; binding site plan; preliminary subdivision or short subdivision revision if not a substantial change; short plat alteration if not a substantial change; affordable housing project <a href="#">and STEP Housing<sup>6</sup></a> as described in KMC <a href="#">18.77.060</a> (A). |
| TYPE<br>2              | Decision by <i>city manager</i> ; appealable to <i>hearing examiner</i> ; no further administrative appeal <sup>1, 5</sup> | Home industry; short subdivision; unit lot subdivision; preliminary short subdivision revision; short plat alteration; zoning variance; conditional use permit; shoreline substantial development permit; shoreline variance; shoreline conditional use permit; site plan                                                                                                                                                                                                                                                                                                                                                                |

*The Kenmore Municipal Code is current through Ordinance 25-0628, passed May 27, 2025*

|        |                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |                                                                                                                                                                                                                                       | review for uses allowed by zone; wireless communication facility minor adjustment under Chapter <a href="#">18.60</a> KMC; approval of residential density incentives under KMC <a href="#">18.80.060</a> (A)(2) or transfer of development credits under KMC <a href="#">18.80.090</a> (A); reuse of public schools; reasonable use exceptions under KMC <a href="#">18.55.180</a> ; public agency and utility exceptions under KMC <a href="#">18.55.160</a> ; other critical areas exceptions, variances and decisions to require studies or to approve, condition or deny a development proposal based on Chapter <a href="#">18.55</a> KMC; variances to <i>exceptional tree</i> regulations as set forth in KMC <a href="#">18.57.063</a> |
| TYPE 3 | Recommendation by <i>city manager</i> ; hearing and decision by <i>hearing examiner</i> ; appealable directly to King County superior court, pursuant to Chapter <a href="#">36.70C</a> RCW, the Land Use Petition Act, on the record | Preliminary subdivision; plat alteration; preliminary subdivision revision; special use; wireless communication facility major adjustment under Chapter <a href="#">18.60</a> KMC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| TYPE 4 | Recommendation by <i>city manager</i> ; hearing and recommendation by <i>hearing examiner</i> ; decision by city council on the record                                                                                                | Zone <i>reclassification</i> not related to a <i>site-specific comprehensive plan land use map amendment</i> <sup>3</sup> ; shoreline environment redesignation; plat vacation; short plat vacation; site plan review for uses not allowed by zone pursuant to Chapter <a href="#">18.105</a> KMC; master plans other than those required in order to obtain a <i>comprehensive plan</i> amendment or related zoning map or text amendment.                                                                                                                                                                                                                                                                                                     |

|           |                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                         |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TYPE<br>5 | Hearing and recommendation by planning commission or other city council-appointed advisory body <sup>4</sup> ; decision by city council on the record. Appealable to Growth Management Hearings Board pursuant to Chapter <a href="#">36.70A</a> RCW | <i>Comprehensive plan</i> amendment; <i>development regulation</i> amendment; zoning map amendment related to a <i>site-specific comprehensive plan land use map amendment</i> ; master plans required in order to obtain a <i>comprehensive plan</i> amendment or related zoning map or text amendment pursuant to Chapter <a href="#">18.120</a> KMC. |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Notes:

\* \* \*

6. Any project which qualifies as STEP Housing under the City's definition in KMC 18.20 is required to meet any noticing requirements that are required for permitted residential uses within that zone.

# Ordinance 26-0642

Final Audit Report

2026-07-28

|                 |                                              |
|-----------------|----------------------------------------------|
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