

**CITY OF SAMMAMISH
WASHINGTON**

ORDINANCE NO. O2016-406

**AN ORDINANCE OF THE CITY OF SAMMAMISH,
WASHINGTON, AMENDING CHAPTERS 21A.15, 21B.15,
21A.20, 21B.20 AND 21A.65 OF THE SAMMAMISH
MUNICIPAL CODE RELATING TO REGULATION OF
MEDICAL AND RECREATIONAL MARIJUANA; PROVIDING
FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE
DATE.**

WHEREAS, since 1970, federal law has prohibited the manufacture, delivery and possession of marijuana as a Schedule I drug; and

WHEREAS, sections 21A.05.040 and 21B.05.040 of the Sammamish Municipal Code require all land uses to comply with applicable federal, state, and local laws; and

WHEREAS, in 2012, voters of the state of Washington passed Initiative 502, which authorized the issuance of recreational marijuana producer, processor and retailer licenses; and

WHEREAS, on January 16, 2014, the Washington State Attorney General's Office issued AGO 2014 No. 2 concluding that Initiative 502 does not preempt counties, cities and towns from banning recreational marijuana producers, processors, and retailers within their jurisdiction; and

WHEREAS, on October 21, 2014, the City Council adopted O2014-376 prohibiting the establishment, operation, and licensing of medical and recreational marijuana producing, processing and retailing in the City of Sammamish; and

WHEREAS, the 2015 Washington State Legislature passed Senate Bill 5052 and House Bill 2136 which created and amended medical and recreational marijuana laws; and

WHEREAS, on May 21, 2015, the Washington State Supreme Court issued a decision upholding the constitutionality of a local government's ordinance banning collective gardens as a valid exercise of the city's zoning authority (*Cannabis Action Coalition v. City of Kent*); and

WHEREAS, RCW 69.51A.250, effective July 1, 2016, states that no cooperative may be located "where prohibited by a city, town or county zoning provision"; and

WHEREAS, the City has reviewed changes made to the State regulation of medical and recreational marijuana and has identified necessary conformance amendments to the Sammamish Municipal Code; and

WHEREAS, in accordance with WAC 365-195-620, on February 19, 2016, the City submitted a Notice of Intent to Adopt Amendments to the Washington State Department of Commerce for expedited review; and

WHEREAS, an environmental review of the proposed amendments has been conducted in accordance with the requirements of the State Environmental Policy Act (“SEPA”), and a SEPA threshold determination of non-significance and notice of adoption was issued on March 1, 2016, and sent to state agencies and interested parties; and

WHEREAS, on February 18, 2016, the Planning Commission held a public hearing, and developed its recommendation for the City Council. The City Council received the recommendation and held a public hearing on March 15, 2016.

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

Section 1. SMC Chapter 21A.15, Amended. Sammamish Municipal Code Chapter 21A.15 (“Technical Terms and Land Use Definitions”) is hereby amended as set forth in Attachment A.

Section 2. SMC Chapter 21B.15, Amended. Sammamish Municipal Code Chapter 21B.15 (“Technical Terms and Land Use Definitions”) is hereby amended as set forth in Attachment B.

Section 3. SMC Chapter 21A.20, Amended. Sammamish Municipal Code Chapter 21A.20 (“Permitted Uses”) is hereby amended as set forth in Attachment C.

Section 4. SMC Chapter 21B.20, Amended. Sammamish Municipal Code Chapter 21B.20 (“Permitted Uses”) is hereby amended as set forth in Attachment D.

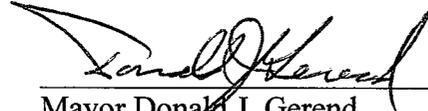
Section 5. SMC Section 21A.65.050, Amended. Sammamish Municipal Code Section 21A.65.050 (“Home Businesses”) is hereby amended as set forth in Attachment E.

Section 6. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 7. 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 publication.

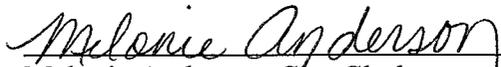
ADOPTED BY THE CITY COUNCIL AT A SPECIAL MEETING THEREOF ON THE 22ND DAY OF MARCH, 2016.

CITY OF SAMMAMISH



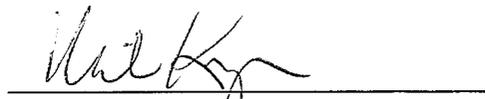
Mayor Donald J. Gerend

ATTEST/AUTHENTICATED:



Melonie Anderson, City Clerk

Approved as to form:



Michael R. Kenyon, City Attorney

Filed with the City Clerk: March 7, 2016
First Reading: March 15, 2016
Passed by the City Council: March 22, 2016
Date of Publication: March 25, 2016
Effective Date: March 30, 2016

**Chapter 21A.15
TECHNICAL TERMS AND LAND USE DEFINITIONS**

Sections:

- [21A.15.005](#) Scope of chapter.
- [21A.15.007](#) Abandoned vehicle.
- [21A.15.009](#) Accessible electric vehicle charging station.
- [21A.15.010](#) Accessory living quarters.
- [21A.15.015](#) Accessory use, commercial.
- [21A.15.020](#) Accessory use, residential.
- [21A.15.027](#) Adjustment factor.
- [21A.15.035](#) Adult use facility.
- [21A.15.040](#) Agricultural product sales.
- [21A.15.050](#) Airport/heliport.
- [21A.15.052](#) AKART.
- [21A.15.055](#) Alley.
- [21A.15.056](#) Alteration.
- [21A.15.057](#) Alternative water sources.
- [21A.15.060](#) Amusement arcades.
- [21A.15.062](#) Anadromous fish.
- [21A.15.063](#) Ancillary structure.
- [21A.15.065](#) Animal, small.
- [21A.15.067](#) Antenna.
- [21A.15.068](#) Antenna array.
- [21A.15.069](#) Antenna support structure.
- [21A.15.070](#) Applicant.
- [21A.15.072](#) Application rate.
- [21A.15.073](#) Artist studio.
- [21A.15.074](#) Attached WCF.
- [21A.15.075](#) Auction house.
- [21A.15.078](#) Barn.
- [21A.15.080](#) Base flood.

Attachment A
City of Sammamish
Marijuana Conformance Amendments
March 22, 2016

- [21A.15.085](#) Base flood elevation.
- [21A.15.086](#) Base station.
- [21A.15.087](#) Battery charging station.
- [21A.15.088](#) Battery electric vehicle (BEV).
- [21A.15.089](#) Battery exchange station.
- [21A.15.090](#) Bed and breakfast guesthouse.
- [21A.15.095](#) Beehive.
- [21A.15.097](#) Berm.
- [21A.15.098](#) Best available science.
- [21A.15.100](#) Billboard.
- [21A.15.110](#) Biologist.
- [21A.15.112](#) Bioretention.
- [21A.15.115](#) Book, stationery, video, and art supply store.
- [21A.15.120](#) Broadleaf tree.
- [21A.15.122](#) Buffer.
- [21A.15.125](#) Building.
- [21A.15.135](#) Building envelope.
- [21A.15.140](#) Building facade.
- [21A.15.145](#) Building, hardware, and garden materials store.
- [21A.15.150](#) Bulk gas storage tank.
- [21A.15.155](#) Bulk retail.
- [21A.15.160](#) Campground.
- [21A.15.165](#) Capacity, school.
- [21A.15.170](#) Capital facilities plan, school.
- [21A.15.172](#) Catastrophic collapse.
- [21A.15.175](#) Cattery.
- [21A.15.180](#) Cemetery, columbarium or mausoleum.
- [21A.15.181](#) Certified Arborist.
- [21A.15.182](#) Channel relocation and stream meander areas.
- [21A.15.183](#) Charging levels.
- [21A.15.185](#) Church, synagogue, or temple.
- [21A.15.190](#) Classrooms, school.

Attachment A
City of Sammamish
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- [21A.15.195](#) Clearing.
- [21A.15.200](#) Code interpretation.
- [21A.15.205](#) Cogeneration.
- [21A.15.207](#) Collective garden.
- [21A.15.208](#) Collocation.
- [21A.15.209](#) Combined antenna.
- [21A.15.210](#) Communication facility, major.
- [21A.15.215](#) Communication facility, minor.
- [21A.15.217](#) Community identification sign.
- [21A.15.220](#) Community residential facility (CRF).
- [21A.15.223](#) Commuter parking lot.
- [21A.15.225](#) Compensatory storage.
- [21A.15.227](#) Concealed WCF.
- [21A.15.230](#) Conditional use permit.
- [21A.15.235](#) Conference center.
- [21A.15.240](#) Conservation easement.
- [21A.15.245](#) *Repealed.*
- [21A.15.247](#) Construction and trades.
- [21A.15.250](#) Construction cost per student, school.
- [21A.15.251~~2~~](#) Conversion factor.
- [21A.15.252](#) Cooperative
- [21A.15.253](#) Critical aquifer recharge area.
- [21A.15.254](#) Critical areas.
- [21A.15.255](#) Critical drainage area.
- [21A.15.260](#) Critical facility.
- [21A.15.262](#) Daily care.
- [21A.15.265](#) Daycare.
- [21A.15.267](#) DBH.
- [21A.15.270](#) Deciduous.
- [21A.15.275](#) Density credit, transfer (TDC).
- [21A.15.280](#) Department.
- [21A.15.285](#) Department and variety store.

**Attachment A
City of Sammamish
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- [21A.15.287](#) Designated accessible space.
- [21A.15.290](#) Destination resort.
- [21A.15.295](#) Developer or applicant.
- [21A.15.297](#) Development.
- [21A.15.300](#) Development activity.
- [21A.15.310](#) Development proposal.
- [21A.15.315](#) Development proposal site.
- [21A.15.317](#) Development regulation.
- [21A.15.318](#) Development right.
- [21A.15.320](#) Direct traffic impact.
- [21A.15.325](#) Director.
- [21A.15.330](#) Dormitory.
- [21A.15.333](#) Drip line.
- [21A.15.335](#) Drop box facility.
- [21A.15.340](#) Drug store.
- [21A.15.345](#) Dwelling unit.
- [21A.15.350](#) Dwelling unit, accessory.
- [21A.15.355](#) Dwelling unit, apartment.
- [21A.15.365](#) Dwelling unit, single detached.
- [21A.15.370](#) Dwelling unit, townhouse.
- [21A.15.375](#) Earth station.
- [21A.15.380](#) Effective radiated power.
- [21A.15.383](#) Electric scooters and motorcycles.
- [21A.15.384](#) Electric vehicle.
- [21A.15.385](#) Electric vehicle charging station.
- [21A.15.386](#) Electric vehicle charging station – Restricted.
- [21A.15.387](#) Electric vehicle charging station – Public.
- [21A.15.388](#) Electric vehicle infrastructure.
- [21A.15.389](#) Electric vehicle parking space.
- [21A.15.390](#) Electrical substation.
- [21A.15.392](#) Emergency.
- [21A.15.395](#) Energy resource recovery facility.

Attachment A
City of Sammamish
Marijuana Conformance Amendments
March 22, 2016

- [21A.15.400](#) Enhancement.
- [21A.15.405](#) Equipment, heavy.
- [21A.15.410](#) Erosion.
- [21A.15.415](#) Erosion hazard areas.
- [21A.15.417](#) Erosion hazard near sensitive water body overlay.
- [21A.15.418](#) Eutrophic.
- [21A.15.420](#) Evergreen.
- [21A.15.425](#) Examiner.
- [21A.15.427](#) Existing corridor.
- [21A.15.429](#) FAA.
- [21A.15.430](#) Fabric shop.
- [21A.15.435](#) Facilities standard.
- [21A.15.440](#) Factory-built commercial building.
- [21A.15.445](#) Fairground.
- [21A.15.450](#) Family.
- [21A.15.452](#) Farmers' market.
- [21A.15.453](#) FCC.
- [21A.15.455](#) Federal Emergency Management Agency (FEMA) floodway.
- [21A.15.456](#) Feasible.
- [21A.15.457](#) Feed lines.
- [21A.15.460](#) Feed store.
- [21A.15.465](#) Fence.
- [21A.15.467](#) Financial guarantee.
- [21A.15.468](#) Fish and wildlife habitat conservation areas.
- [21A.15.469](#) Fish and wildlife habitat corridors.
- [21A.15.470](#) Flood fringe.
- [21A.15.475](#) Flood hazard areas.
- [21A.15.480](#) Flood insurance rate map.
- [21A.15.485](#) Flood insurance study for King County.
- [21A.15.490](#) Flood protection elevation.
- [21A.15.495](#) Floodplain.
- [21A.15.500](#) Floodproofing.

Attachment A
City of Sammamish
Marijuana Conformance Amendments
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- [21A.15.505](#) Floodway, zero-rise.
- [21A.15.510](#) Florist shop.
- [21A.15.515](#) Flush-mounted.
- [21A.15.520](#) Forest practice.
- [21A.15.525](#) Forest product sales.
- [21A.15.530](#) Forest research.
- [21A.15.532](#) Frequently flooded areas.
- [21A.15.535](#) Furniture and home furnishings store.
- [21A.15.540](#) General business service.
- [21A.15.545](#) Geologist.
- [21A.15.550](#) Geotechnical engineer.
- [21A.15.555](#) Golf course.
- [21A.15.560](#) Grade span.
- [21A.15.565](#) Grading.
- [21A.15.570](#) Grazing area.
- [21A.15.575](#) Groundcover.
- [21A.15.580](#) Hazardous household substance.
- [21A.15.585](#) Hazardous substance.
- [21A.15.586](#) Hazardous trees.
- [21A.15.590](#) Heavy equipment and truck repair.
- [21A.15.595](#) Helistop.
- [21A.15.596](#) High voltage electrical transmission tower.
- [21A.15.597](#) Historic resource.
- [21A.15.600](#) Hobby, toy, and game shop.
- [21A.15.605](#) Home business.
- [21A.15.610](#) *Repealed.*
- [21A.15.612](#) Homeless encampment.
- [21A.15.615](#) Household pets.
- [21A.15.620](#) Hydroelectric generation facility.
- [21A.15.623](#) Hypereutrophic.
- [21A.15.625](#) Impervious surface.
- [21A.15.630](#) Improved public roadways.

Attachment A
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- [21A.15.635](#) Individual transportation and taxi.
- [21A.15.637](#) Infiltration rate.
- [21A.15.640](#) Interim recycling facility.
- [21A.15.641](#) Interlocal agreement.
- [21A.15.642](#) Irrigation efficiency.
- [21A.15.645](#) Jail.
- [21A.15.655](#) Jewelry store.
- [21A.15.658](#) Joint use driveway.
- [21A.15.660](#) Kennel.
- [21A.15.662](#) Kitchen or kitchen facility.
- [21A.15.663](#) Lake management plan.
- [21A.15.664](#) Lakes.
- [21A.15.665](#) Landfill.
- [21A.15.667](#) Landscape water features.
- [21A.15.670](#) Landscaping.
- [21A.15.675](#) Landslide.
- [21A.15.680](#) Landslide hazard areas.
- [21A.15.683](#) Least visually obtrusive profile.
- [21A.15.685](#) Level of service (LOS), traffic.
- [21A.15.690](#) Light equipment.
- [21A.15.692](#) Linear activity or development.
- [21A.15.693](#) Liquor and Cannabis Board
- [21A.15.695](#) Livestock.
- [21A.15.700](#) Livestock, large.
- [21A.15.705](#) Livestock, small.
- [21A.15.710](#) Livestock sales.
- [21A.15.715](#) Loading space.
- [21A.15.725](#) Lot.
- [21A.15.730](#) Lot line, interior.
- [21A.15.731](#) Low impact development.
- [21A.15.732](#) Maintenance.
- [21A.15.733](#) Managing agency.

Attachment A
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- [21A.15.734](#) Marijuana or marihuana.
- [21A.15.734.1](#) Marijuana concentrates
- [21A.15.735](#) Marijuana processor.
- [21A.15.736](#) Marijuana producer.
- [21A.15.737](#) Marijuana-infused products.
- [21A.15.738](#) Marijuana retailer.
- [21A.15.739](#) Marina.
- [21A.15.740](#) Master telecommunications plan.
- [21A.15.741](#) Material error.
- [21A.15.742](#) Medium-speed electric vehicle.
- [21A.15.743](#) Mesotrophic.
- [21A.15.744](#) Microclimate.
- [21A.15.745](#) Microwave.
- [21A.15.750](#) *Repealed.*
- [21A.15.751](#) Mitigation bank.
- [21A.15.752](#) Mitigation banking.
- [21A.15.755](#) Mobile home.
- [21A.15.760](#) Mobile home park.
- [21A.15.765](#) Monitoring.
- [21A.15.770](#) Monuments, tombstones, and gravestones sales.
- [21A.15.775](#) Motor vehicle, boat, and mobile home dealer.
- [21A.15.782](#) Mulch.
- [21A.15.790](#) Native vegetation.
- [21A.15.794](#) *Repealed.*
- [21A.15.795](#) *Repealed.*
- [21A.15.796](#) Neighborhood electric vehicle.
- [21A.15.797](#) Net buildable area.
- [21A.15.798](#) Nonelectric vehicle.
- [21A.15.799](#) Nonconcealed WCF.
- [21A.15.800](#) Nonconformance.
- [21A.15.810](#) Non-ionizing electromagnetic radiation (NIER).
- [21A.15.815](#) Noxious weed.

Attachment A
City of Sammamish
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- [21A.15.817](#) Off-street required parking lot.
- [21A.15.818](#) Oligotrophic.
- [21A.15.820](#) Open-work fence.
- [21A.15.825](#) Ordinary high water mark.
- [21A.15.830](#) Outdoor performance center.
- [21A.15.832](#) Overspray.
- [21A.15.835](#) Park.
- [21A.15.840](#) Park service area.
- [21A.15.845](#) Parking lot aisle.
- [21A.15.850](#) Parking lot unit depth.
- [21A.15.855](#) Parking space.
- [21A.15.860](#) Parking space angle.
- [21A.15.862](#) Partially developed.
- [21A.15.865](#) Party of record.
- [21A.15.870](#) Peak hour.
- [21A.15.875](#) Permanent school facilities.
- [21A.15.880](#) Personal medical supply store.
- [21A.15.885](#) Pet shop.
- [21A.15.886](#) Phosphorus.
- [21A.15.887](#) Phosphorus concentration.
- [21A.15.888](#) Phosphorus loading.
- [21A.15.890](#) Photographic and electronic shop.
- [21A.15.895](#) Plant associations of infrequent occurrence.
- [21A.15.896](#) Plant factor.
- [21A.15.897](#) Plug-in hybrid electric vehicle (PHEV).
- [21A.15.898](#) *Repealed.*
- [21A.15.899](#) Potable water.
- [21A.15.900](#) Private.
- [21A.15.905](#) Private storm water management facility.
- [21A.15.910](#) Professional office.
- [21A.15.915](#) Public agency.
- [21A.15.920](#) Public agency animal control facility.

Attachment A
City of Sammamish
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- [21A.15.925](#) Public agency archive.
- [21A.15.930](#) Public agency or utility office.
- [21A.15.935](#) Public agency or utility yard.
- [21A.15.936](#) Public agency or utility yard, satellite.
- [21A.15.940](#) Public agency training facility.
- [21A.15.942](#) Qualified professional.
- [21A.15.945](#) Radio frequency.
- [21A.15.946](#) Radio frequency emissions.
- [21A.15.947](#) Rapid charging station.
- [21A.15.948](#) Reasonable alternative.
- [21A.15.950](#) Reasonable use.
- [21A.15.955](#) Receiving site.
- [21A.15.960](#) Recreational vehicle (RV).
- [21A.15.965](#) Recreational vehicle parks.
- [21A.15.970](#) Recyclable material.
- [21A.15.972](#) Reference evapotranspiration (Eto).
- [21A.15.975](#) Regional storm water management facility.
- [21A.15.980](#) Regional utility corridor.
- [21A.15.982](#) Religious organization.
- [21A.15.985](#) Relocatable facilities cost per student.
- [21A.15.990](#) Relocatable facility.
- [21A.15.1000](#) Restoration.
- [21A.15.1005](#) Retail, comparison.
- [21A.15.1010](#) Retail, convenience.
- [21A.15.1011](#) Retaining wall.
- [21A.15.1011.1](#) Riparian.
- [21A.15.1012](#) Runoff.
- [21A.15.1015](#) Salmonid.
- [21A.15.1020](#) School bus base.
- [21A.15.1025](#) School district.
- [21A.15.1030](#) School district support facility.
- [21A.15.1035](#) Schools, elementary, and middle/junior high.

Attachment A
City of Sammamish
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21A.15.1040	Schools, secondary or high school.
21A.15.1045	Seismic hazard areas.
21A.15.1050	Self-service storage facility.
21A.15.1055	Sending site.
21A.15.1060	Senior citizen.
21A.15.1062	Senior citizen assisted housing.
21A.15.1065	<i>Repealed.</i>
21A.15.1070	Setback.
21A.15.1075	Shelters for temporary placement.
21A.15.1085	Sign.
21A.15.1090	Sign, awning.
21A.15.1095	Sign, changing message center.
21A.15.1096	Sign, community banner.
21A.15.1100	Sign, community bulletin board.
21A.15.1101	Sign, community event.
21A.15.1105	Sign, directional.
21A.15.1110	Sign, freestanding.
21A.15.1115	Sign, fuel price.
21A.15.1117	Sign, fundraising.
21A.15.1120	Sign, incidental.
21A.15.1125	Sign, indirectly illuminated.
21A.15.1130	Sign, monument.
21A.15.1135	Sign, off-premises directional.
21A.15.1140	Sign, on-premises.
21A.15.1145	Sign, permanent residential development identification.
21A.15.1148	Sign, political.
21A.15.1150	Sign, portable.
21A.15.1155	Sign, projecting.
21A.15.1160	Sign, time and temperature.
21A.15.1165	Sign, wall.
21A.15.1170	Site.
21A.15.1172	Site area.

Attachment A
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21A.15.1175	Site cost per student.
21A.15.1177	SITUS file.
21A.15.1190	Source-separated organic material.
21A.15.1195	Special use permit.
21A.15.1200	Specialized instruction school.
21A.15.1205	Specified sexual activities.
21A.15.1207	Sponsor.
21A.15.1210	Sporting goods store.
21A.15.1215	Sports club.
21A.15.1220	Stable.
21A.15.1225	Standard of service, school districts.
21A.15.1230	Steep slope hazard areas.
21A.15.1235	Stream functions.
21A.15.1240	Streams.
21A.15.1245	Street.
21A.15.1250	Street frontage.
21A.15.1255	Structure.
21A.15.1260	Student factor.
21A.15.1265	Submerged land.
21A.15.1270	Substantial improvement.
21A.15.1271	TDR certificate.
21A.15.1272	TDR certificate of intent.
21A.15.1273	TDR program.
21A.15.1274	TDR sending site application.
21A.15.1275	Temporary use permit.
21A.15.1276	Temporary WCF.
21A.15.1277	Theater.
21A.15.1278	Theatrical production services.
21A.15.1280	Tightline sewer.
21A.15.1282	Total phosphorus.
21A.15.1285	Trails.
21A.15.1288	Transfer of development rights (TDR).

Attachment A
City of Sammamish
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21A.15.1290	Transfer station.
21A.15.1295	Transit bus base.
21A.15.1305	Transitional housing facilities.
21A.15.1310	Transmission equipment.
21A.15.1315	Transmission line booster station.
21A.15.1320	Transmission support structure.
21A.15.1325	Transmitter building.
21A.15.1330	Transportation system management (TSM).
21A.15.1332	Tree, heritage.
21A.15.1332.1	Tree, landmark.
21A.15.1333	Tree, significant.
21A.15.1334	Trophic state index.
21A.15.1334.1	Trophic status.
21A.15.1335	Ultimate roadway section.
21A.15.1337	Underground storage tanks.
21A.15.1345	Use.
21A.15.1350	Utility facility.
21A.15.1352	Vactor waste.
21A.15.1353	Vactor waste receiving facility.
21A.15.1355	Variance.
21A.15.1360	Vegetation.
21A.15.1365	Vocational school.
21A.15.1375	Warehousing and wholesale trade.
21A.15.1380	Wastewater treatment facility.
21A.15.1382	Water budget.
21A.15.1385	Water-dependent use.
21A.15.1386	Water-enjoyment use.
21A.15.1387	Water-oriented use.
21A.15.1388	Water-related use.
21A.15.1390	<i>Repealed.</i>
21A.15.1395	Wetland edge.
21A.15.1400	<i>Repealed.</i>

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- [21A.15.1405](#) Wetland functions.
- [21A.15.1410](#) Wetland, isolated.
- [21A.15.1415](#) Wetlands.
- [21A.15.1416](#) Wetlands of local significance.
- [21A.15.1420](#) Wetpond.
- [21A.15.1425](#) Wildlife shelter.
- [21A.15.1426](#) Wireless communication facility.
- [21A.15.1427](#) Wireless communications.
- [21A.15.1428](#) Wireless right-of-way use agreement.
- [21A.15.1430](#) Work release facility.
- [21A.15.1432](#) Wrecked, dismantled, or inoperative vehicle.
- [21A.15.1435](#) Yard or organic waste processing facility.

21A.15.207 Collective garden.

“Collective garden” means any area or location where qualifying patients engage in the production, processing, transporting, and delivery of ~~cannabis/marijuana~~ for medical use, as set forth in ESSB 5073 or otherwise.
(Ord. O2014-376 § 3 (Att. A))

21A.15.2512 Conversion factor.

“Conversion factor” means a number that converts the water budget allowance from acre-inches per acre per year to gallons per square foot per year or cubic feet per year. (Ord. O2003-132 § 10)

21A.15.252 Cooperative

“Cooperative” means an entity with up to four members located in the domicile of one of the members, registered with the Washington State Liquor and Cannabis Board, and meeting the requirements under Chapter 69.51A RCW where qualifying patients and designated providers share responsibility for acquiring and supplying the resources needed to produce and process marijuana for medical use of members of the Cooperative.

21A.15.693 Liquor and Cannabis Board (LCB).

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“Liquor and Cannabis Board (LCB)” means the Washington State Liquor and Cannabis Board which carries out Washington liquor, marijuana, and tobacco laws and regulations.

21A.15.734.1 Marijuana concentrates.

“Marijuana concentrates” means products consisting wholly or in part of the resin extracted from any part of the plant cannabis and having a THC concentration greater than ten percent.

21A.15.735 Marijuana processor.

“Marijuana processor” means a person or entity licensed by the Washington State Liquor ~~and Cannabis Control~~ Board (“WLCB”) to process marijuana into marijuana concentrates, useable marijuana and marijuana-infused products, package and label marijuana concentrates, useable marijuana and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana and marijuana-infused products at wholesale to marijuana retailers. (Ord. O2014-376 § 3 (Att. A))

21A.15.736 Marijuana producer.

“Marijuana producer” means a person or entity licensed by the ~~W~~LCB to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers. (Ord. O2014-376 § 3 (Att. A))

21A.15.737 Marijuana-infused products.

“Marijuana-infused products” means products that contain marijuana or marijuana extracts, ~~and~~ are intended for human use, are derived from Marijuana, and have a THC concentration no greater than ten percent.. The term “marijuana-infused products” does not include either marijuana concentrates or useable marijuana. (Ord. O2014-376 § 3 (Att. A))

21A.15.738 Marijuana retailer.

“Marijuana retailer” means a person or entity licensed by the ~~W~~LCB to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet. (Ord. O2014-376 § 3 (Att. A))

Chapter 21B.15
TECHNICAL TERMS AND LAND USE DEFINITIONS

Sections:

- [21B.15.010](#) Scope of chapter.
- [21B.15.020](#) American Association of State Highway and Transportation Officials (AASHTO).
- [21B.15.030](#) Berm.
- [21B.15.040](#) Blank wall.
- [21B.15.050](#) Biofiltration swale.
- [21B.15.060](#) Building articulation.
- [21B.15.070](#) Brewpub.
- [21B.15.080](#) Clustered development.
- [21B.15.085](#) Collective garden.
- [21B.15.090](#) Common open space.
- [21B.15.100](#) Condotel.
- [21B.15.110](#) Connector street.
- [21B.15.112](#) Cooperative
- [21B.15.120](#) Cottage housing.
- [21B.15.130](#) Crime prevention through environmental design (CPTED).
- [21B.15.140](#) Dark sky standards.
- [21B.15.150](#) Departure.
- [21B.15.160](#) Duplex.
- [21B.15.170](#) Feasible.
- [21B.15.180](#) Floor area ratio.
- [21B.15.190](#) Green roof.
- [21B.15.200](#) Gross developable acreage.
- [21B.15.210](#) Indoor recreation area.
- [21B.15.220](#) Landscaped open space.
- [21B.15.225](#) Liquor and Cannabis Board (LCB).
- [21B.15.230](#) Low impact development.
- [21B.15.234~~5~~](#) Marijuana or marihuana.
- [21.B.15.235](#) Marijuana concentrates

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- [21B.15.236](#) Marijuana processor.
- [21B.15.237](#) Marijuana producer.
- [21B.15.238](#) Marijuana-infused products.
- [21B.15.239](#) Marijuana retailer.
- [21B.15.240](#) Mixed-use node.
- [21B.15.250](#) Mixed-use street.
- [21B.15.260](#) Multifamily open space.
- [21B.15.270](#) Multifamily.
- [21B.15.280](#) Pedestrian-oriented open space (or pedestrian-oriented space).
- [21B.15.290](#) Pedestrian-oriented street or corridor.
- [21B.15.300](#) Public open space.
- [21B.15.310](#) Rain garden.
- [21B.15.320](#) Residential street.
- [21B.15.330](#) Roofline modulation.
- [21B.15.340](#) Sight distance triangle.
- [21B.15.350](#) Solar access.
- [21B.15.360](#) Town Center Stormwater Master Plan.
- [21B.15.370](#) Town Center Infrastructure Plan.
- [21B.15.380](#) Unified zone development plan (UZDP).
- [21B.15.390](#) Usable open space.
- [21B.15.400](#) Winery.
- [21B.15.410](#) Woonerf.

21B.15.085 Collective garden.

“Collective garden” means any area or location where qualifying patients engage in the production, processing, transporting, and delivery of ~~cannabis~~ marijuana for medical use, ~~as set forth in ESSSB 5073 or otherwise.~~
(Ord. O2014-376 § 3 (Att. A))

21B.15.112 Cooperative

“Cooperative” means an entity with up to four members located in the domicile of one of the members, registered with the Washington State Liquor and Cannabis Board, and meeting the requirements under Chapter 69.51A RCW where qualifying patients and designated providers share responsibility for acquiring and

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supplying the resources needed to produce and process marijuana for medical use of members of the Cooperative.

21B.15.225 Liquor and Cannabis Board (LCB).

“Liquor and Cannabis Board (LCB)” means the Washington State Liquor and Cannabis Board which carries out Washington liquor, marijuana, and tobacco laws and regulations.

21B.15.234~~5~~ Marijuana or marihuana.

“Marijuana” or “marihuana” means all parts of the plant Cannabis, whether growing or not, with a THC concentration greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds or resin. The term does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. (Ord. O2014-376 § 3 (Att. A))

21B.15.235 Marijuana concentrates

“Marijuana concentrates” means products consisting wholly or in part of the resin extracted from any part of the plant cannabis and having a THC concentration greater than ten percent.

21B.15.236 Marijuana processor.

“Marijuana processor” means a person or entity licensed by the Washington State Liquor and Cannabis Control Board (“WLCB”) to process marijuana into marijuana concentrates, useable marijuana and marijuana-infused products, package and label marijuana concentrates, useable marijuana and marijuana-infused products for sale in retail outlets, and sell marijuana concentrates, useable marijuana and marijuana-infused products at wholesale to marijuana retailers. (Ord. O2014-376 § 3 (Att. A))

21B.15.237 Marijuana producer.

“Marijuana producer” means a person or entity licensed by the WLCB to produce and sell marijuana at wholesale to marijuana processors and other marijuana producers. (Ord. O2014-376 § 3 (Att. A))

21B.15.238 Marijuana-infused products.

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“Marijuana-infused products” means products that contain marijuana or marijuana extracts and are intended for human use, are derived from Marijuana, and have a THC concentration no greater than ten percent. The term “marijuana-infused products” does not include either marijuana concentrates or useable marijuana. (Ord. O2014-376 § 3 (Att. A))

21B.15.239 Marijuana retailer.

“Marijuana retailer” means a person or entity licensed by the WLCB to sell marijuana concentrates, useable marijuana, and marijuana-infused products in a retail outlet. (Ord. O2014-376 § 3 (Att. A))

Chapter 21A.20 PERMITTED USES

Sections:

- [21A.20.010](#) Establishment of uses.
- [21A.20.020](#) Interpretation of land use tables.
- [21A.20.030](#) Residential land uses.
- [21A.20.040](#) Recreational/cultural land uses.
- [21A.20.050](#) General services land uses.
- [21A.20.060](#) Government/business services land uses.
- [21A.20.070](#) Retail land uses.
- [21A.20.080](#) Manufacturing land uses.
- [21A.20.090](#) Resource land uses.
- [21A.20.100](#) Regional land uses.

21A.20.010 Establishment of uses.

The use of a property is defined by the activity for which the building or lot is intended, designed, arranged, occupied, or maintained. The use is considered permanently established when that use will be or has been in continuous operation for a period exceeding 60 days. A use that will operate for less than 60 days is considered a temporary use, and subject to the requirements of Chapter [21A.70](#) SMC. All applicable requirements of this code, or other applicable state or federal requirements, shall govern a use located in the City of Sammamish. (Ord. O2003-132 § 11)

21A.20.020 Interpretation of land use tables.

(1) The land use tables in this chapter determine whether a specific use is allowed in a zone district. The zone district is located on the vertical column and the specific use is located on the horizontal row of these tables.

(2) If an "X" ~~no symbol~~ appears in the box at the intersection of the column and the row, the use is not allowed in that district, except for certain temporary uses.

(3) If the letter "P" appears in the box at the intersection of the column and the row, the use is allowed in that district subject to the review procedures specified in Chapter [21A.100](#) SMC and the general requirements of the code.

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(4) If the letter “C” appears in the box at the intersection of the column and the row, the use is allowed subject to the conditional use review procedures specified in Chapter [21A.100](#) SMC and the general requirements of the code.

(5) If the letter “S” appears in the box at the intersection of the column and the row, the regional use is permitted subject to the special use permit review procedures specified in Chapter [21A.100](#) SMC and the general requirements of the code.

(6) If a number appears in the box at the intersection of the column and the row, the use may be allowed subject to the appropriate review process indicated above, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the land use table.

(7) If more than one letter-number combination appears in the box at the intersection of the column and the row, the use is allowed in that zone subject to different sets of limitation or conditions depending on the review process indicated by the letter, the general requirements of the code and the specific conditions indicated in the development condition with the corresponding number immediately following the table.

(8) All applicable requirements shall govern a use whether or not they are cross-referenced in a section. (Ord. O2003-132 § 11)

21A.20.030 Residential land uses.

A. Table of Residential Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

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		ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
SIC#	SPECIFIC LAND USE	R-1 – R-8	R-12 – R-18	NB	CB	O
	DWELLING UNITS, TYPES:					
*	Single detached	P C9	P C9	<u>X</u>	<u>X</u>	<u>X</u>
*	Townhouse	P10	P	P2	P2	P2
*	Apartment	P3	P	P2	P2	P2
*	Mobile home park	C6	P	<u>X</u>	<u>X</u>	<u>X</u>
*	Duplexes ⁽¹⁷⁾	P16	P	<u>X</u>	<u>X</u>	<u>X</u>
	GROUP RESIDENCES:					
*	Community residential facility-I	C	P	P2	P2	P2
*	Community residential facility-II	<u>X</u>	<u>X</u>	P2	P2	P2
*	Dormitory	C4	P	<u>X</u>	<u>X</u>	<u>X</u>
*	Senior citizen assisted housing	<u>X</u>	P	P2	P2	P2
	ACCESSORY USES:					
*	Residential accessory uses	P5	P5	<u>X</u>	<u>X</u>	<u>X</u>
*	Home business Type 1	P	P	P	P	P
*	Home business Type 2	C	C	C	C	C
*	EV charging station ^(11, 12)	P13	P13	P	P	P
*	Rapid charging station ⁽¹⁴⁾	P15	P15	P	P	P
*	<u>Cooperative (18)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

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SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18	NB	CB	O
*	<u>Collective garden (18)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
*	TEMPORARY LODGING:					
7011	Hotel/motel ⁽¹⁾	<u>X</u>	<u>X</u>	<u>X</u>	P	P
*	Bed and breakfast guesthouse	P7	P7	P7	P8	<u>X</u>
7041	Organization hotel/lodging houses	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

B. Development Conditions.

1. Except bed and breakfast guesthouses.
2. Only as part of a mixed use development subject to the conditions of Chapter [21A.30](#) SMC, stand-alone townhouse developments are permitted subject to the provisions of SMC [21A.25.040](#), [21A.30.020](#), [21A.30.040](#) and [21A.30.140](#).
3. Only in a building listed on the National Register as an historic site or designated as a landmark subject to the provisions of Chapter [21A.70](#) SMC.
4. Only as an accessory to a school, college/university, or church.
5. a. Accessory dwelling units:
 - (1) Only one accessory dwelling per primary single detached dwelling unit;
 - (2) Only in the same building as the primary dwelling unit when there is more than one primary dwelling on a lot;
 - (3) The primary dwelling unit or the accessory dwelling unit shall be owner occupied;

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(a) The accessory dwelling units shall not exceed a floor area of 1,000 square feet when detached, except when one of the dwelling units is wholly contained within the existing residence then the floor area shall not exceed 50 percent of the floor area of the existing unit;

(b) When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;

(c) The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of family in SMC [21A.15.450](#);

(d) Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit;

(4) No additional off-street parking space shall be required when the parcel contains four or more parking spaces;

(5) The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and

(6) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department with the records and elections division that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules.

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a City right-of-way, to a waterbody or landing field, provided:

(1) No aircraft sales, service, repair, charter, or rental; and

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- (2) No storage of aviation fuel except that contained in the tank or tanks of the aircraft.
6. Mobile home parks shall not be permitted in the R-1 zones.
7. Only as an accessory to the permanent residence of the operator, provided:
- a. Serving meals to paying guests shall be limited to breakfast; and
 - b. The number of persons accommodated per night shall not exceed five, except that a structure which satisfies the standards of the Uniform Building Code as adopted by the City of Sammamish for R-1 occupancies may accommodate up to 10 persons per night.
8. Only when part of a mixed use development.
9. Required prior to approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions, or binding site plans approved for multiple unit lots, and except as provided for accessory dwelling units in subsection (B)(5) of this section.
10. Only when done in accordance with the low impact development standards in SMC [21A.30.020](#) and Chapter [21A.85](#) SMC.
11. Level 1 and Level 2 charging only.
12. Level 1 and Level 2 charging are permitted in critical aquifer recharge areas and in other critical areas when serving an existing use.
13. Allowed only as accessory to a primary permitted use or permitted conditional use.
14. The term “rapid” is used interchangeably with “Level 3” and “fast charging.”
15. Only as an “electric vehicle charging station – restricted.”
16. Duplexes are allowed in R-4, R-6 and R-8 zones only. Duplexes must be new construction only; no additions to existing structures are allowed.
17. Duplexes only are subject to the design standards in SMC [21B.30.270](#) and are defined in SMC [21B.15.160](#). Affordable duplex units that meet the provisions of SMC [21B.75.050](#) and

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21B.75.060 shall be counted as one-half of a dwelling unit for the purpose of calculating density. Units in duplexes on the corners of rights-of-way shall be counted as one-half a dwelling unit for the purpose of calculating density. The entrances to the duplex dwelling units on corners shall be located with only one entrance facing on each street side of the building. (Ord. O2012-327 § 1 (Att. A); Ord. O2011-316 § 1 (Att. A); Ord. O2011-300 § 1 (Att. A); Ord. O2009-249 § 1; Ord. O2003-132 § 11)

18. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

21A.20.040 Recreational/cultural land uses.

A. Table of Recreational/Cultural Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18	NB	CB	O
	PARK/RECREATION:					
*	Park	P1	P1, P10	P	P	P
*	Trails	P	P	P	P	P
*	Marina	C2	C2	P4	P	P

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SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18			
*	Sports club ⁽⁹⁾	C3	C3	C	P	<u>X</u>
	AMUSEMENT/ENTERTAINMENT:					
*	Theater	<u>X</u>	<u>X</u>	<u>X</u>	P5	P5
7833	Theater, drive-in	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
793	Bowling center	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
*	Golf facility	P6	P6	<u>X</u>	<u>X</u>	<u>X</u>
7999	Amusement and recreation services	P7 C	P7 C	<u>X</u>	P	<u>X</u>
*	Amusement arcades	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
	CULTURAL:					
823	Library	P8 C	P8 C	P	P	P
841	Museum	P8 C	P8 C	P	P	P
842	Arboretum	P	P	P	P	P
*	Conference center	P8 C	P8 C	P	<u>X</u>	P

B. Development Conditions.

1. The following conditions and limitations shall apply, where appropriate:

- a. No stadiums on sites less than 10 acres;

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- b. Lighting for structures and fields shall be directed away from residential areas;
 - c. Setback requirements for structures in these on-site required recreation areas shall be maintained pursuant to SMC [21A.25.030](#). Buildings, service yards, swing sets, sandboxes, playhouses, other playground equipment, basketball hoops, tennis courts, camping tents, temporary tent structures used for functions and gathering, and dumpsters shall maintain a minimum distance of 20 feet from property lines adjoining residential zones R-1 to R-8.
2. Limited to day moorage. The marina shall not create a need for off-site public services beyond those already available prior to date of application.
3. Limited to recreation facilities subject to the following conditions and limitations:
 - a. The bulk and scale shall be compatible with residential or rural character of the area;
 - b. For sports clubs, the gross floor area shall not exceed 10,000 square feet unless the building is on the same site or adjacent to a site where a public facility is located or unless the building is a nonprofit facility located in the urban area; and
 - c. Use is limited to residents of a specified residential development or to sports clubs providing supervised instructional or athletic programs.
4. Limited to day moorage.
5. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
6. Clubhouses, maintenance buildings and equipment storage areas, and driving range tees shall be at least 50 feet from residential property lines. Lighting for practice greens and driving range ball impact areas shall be directed away from adjoining residential zones.
7. Limited to a golf driving range as an accessory to golf courses.
8. Only as accessory to a park or in a building listed on the National Register as an historic site or designated as a landmark subject to the provisions of Chapter [21A.70](#) SMC.

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9. Only for stand-alone sports clubs that are not part of a park.

10. Park structures shall maintain a minimum distance of 10 feet from property lines adjoining multifamily zones R-12 and R-18. (Ord. O2010-279 § 1 (Att. A); Ord. O2005-171 § 2; Ord. O2003-132 § 11)

21A.20.050 General services land uses.

A. Table of General Services Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18	NB	CB	O
	PERSONAL SERVICES:					
72	General personal service	<u>X</u>	<u>X</u>	P	P	P3
7216	Drycleaning plants	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
7261	Funeral home/crematory	C4	C4	<u>X</u>	P	<u>X</u>
*	Cemetery, columbarium or mausoleum	P20 C5	P20 C5	P20	P20	P20
*	Daycare I	P6	P	P	P	P7
*	Daycare II	P8 C	P8 C	P	P	P7

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SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18			
074	Veterinary clinic	<u>X</u>	<u>X</u>	P9	P9	<u>X</u>
753	Automotive repair ⁽¹⁾	<u>X</u>	<u>X</u>	P10	P	<u>X</u>
754	Automotive service	<u>X</u>	<u>X</u>	P10	P	<u>X</u>
76	Miscellaneous repair	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
*	Battery exchange station	<u>X</u>	<u>X</u>	P10	P10	<u>X</u>
866	Churches, synagogue, temple	P11 C	P11 C	P	P	P
83	Social services ⁽²⁾	P11 C12	P11 C12	P12	P	P
*	Stable	P13 C	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
*	Kennel or cattery	<u>X</u>	<u>X</u>	<u>X</u>	C	<u>X</u>
*	Theater production services	<u>X</u>	<u>X</u>	<u>X</u>	P24	<u>X</u>
*	Artist studios	P22	P22	P	P	P23
*	Interim recycling facility	P17	P17	P18	P18	<u>X</u>
	HEALTH SERVICES:					
801 – 04	Office/outpatient clinic	P11 C12	P11 C12	P	P	P
805	Nursing and personal care facilities	<u>X</u>	C	<u>X</u>	P	<u>X</u>
806	Hospital	C12	C12	<u>X</u>	P	C
807	Medical/dental lab	<u>X</u>	<u>X</u>	<u>X</u>	P	P

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SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O
808 – 09	Miscellaneous health	<u>X</u>	<u>X</u>	<u>X</u>	P	P
* _	<u>Marijuana producer (25)-</u>	<u>X-</u>	<u>X-</u>	<u>X-</u>	<u>X-</u>	<u>X-</u>
* _	<u>Marijuana processor (25)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	<u>Marijuana retailer (25)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	<u>Cooperative (25)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	<u>Collective garden (25)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
	EDUCATION SERVICES:					
*	Elementary school	P	P	<u>X</u>	<u>X</u>	<u>X</u>
*	Middle/junior high school	P	P	<u>X</u>	<u>X</u>	<u>X</u>
*	Secondary or high school	P21	P21	<u>X</u>	<u>X</u>	<u>X</u>
*	Vocational school	P12 C	P12 C	<u>X</u>	C	P14
*	Specialized instruction school	P15 C16	P15 C16	P	P	P14
*	School district support facility	P19 C	P19 C	C	P	P

B. Development Conditions.

1. Except SIC Industry No. 7534, Tire retreading, see manufacturing permitted use table.

2. Except SIC Industry Group Nos.:

a. 835 – Daycare services; and

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- b. 836 – Residential care, which is otherwise provided for on the residential permitted land use table.
3. Limited to SIC Industry Group and Industry Nos.:
- a. 723 – Beauty shops;
 - b. 724 – Barber shops;
 - c. 725 – Shoe repair shops and shoeshine parlors;
 - d. 7212 – Garment pressing and agents for laundries and drycleaners;
 - e. 217 – Carpet and upholstery cleaning.
4. Only as an accessory to a cemetery.
5. Structures shall maintain a minimum distance of 100 feet from property lines adjoining residential zones.
6. Only as an accessory to residential use, provided:
- a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
7. Permitted as an accessory use, see commercial/industrial accessory, SMC [21A.20.060](#) (A).
8. Only as a re-use of a public school facility subject to the provisions of Chapter [21A.70](#) SMC, or an accessory use to a school, church, park, sport club or public housing administered by a public agency, provided:
- a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates and have a minimum height of six feet;

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- b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - c. Direct access to a developed arterial street shall be required in any residential zone; and
 - d. Hours of operation may be restricted to assure compatibility with surrounding development.
9. a. No burning of refuse or dead animals is allowed;
- b. The portion of the building or structure in which animals are kept or treated shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be surrounded by an eight-foot solid wall and surfaced with concrete or other impervious material; and
 - c. The provisions of Chapter [21A.65](#) SMC relative to animal keeping are met.
10. The repair work, battery exchange station work, or service shall only be performed in an enclosed building, and no outdoor storage of materials. SIC Industry No. 7532, Top, body, and upholstery repair shops and paint shops, is not allowed.
11. Only as a re-use of a public school facility subject to the provisions of Chapter [21A.70](#) SMC.
12. Only as a re-use of a surplus nonresidential facility subject to Chapter [21A.70](#) SMC.
13. Covered riding arenas are subject to the provisions of Chapter [21A.65](#) SMC and shall not exceed 20,000 square feet; provided, that stabling areas, whether attached or detached, shall not be counted in this calculation.
14. All instruction must be within an enclosed structure.
15. Only as an accessory to residential use, provided:
- a. Students are limited to 12 per one-hour session;
 - b. All instruction must be within an enclosed structure; and

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c. Structures used for the school shall maintain a distance of 25 feet from property lines adjoining residential zones.

16. Subject to the following:

a. Structures used for the school and accessory uses shall maintain a minimum distance of 25 feet from property lines adjoining residential zones;

b. On lots over two and one-half acres:

(1) Retail sales of items related to the instructional courses are permitted, provided total floor area for retail sales is limited to 2,000 square feet;

(2) Sales of food prepared in the instructional courses are permitted, provided total floor area for food sales is limited to 1,000 square feet and is located in the same structure as the school; and

(3) Other incidental student-supporting uses are allowed, provided such uses are found to be both compatible with and incidental to the principal use; and

c. On sites over 10 acres, and zoned R-1 and/or R-4:

(1) Retail sales of items related to the instructional courses are permitted, provided total floor area for retail sales is limited to 2,000 square feet;

(2) Sales of food prepared in the instructional courses are permitted, provided total floor area for food sales is limited to 1,750 square feet and is located in the same structure as the school;

(3) Other incidental student-supporting uses are allowed, provided such uses are found to be functionally related, subordinate, compatible with and incidental to the principal use;

(4) The use is integrated with allowable agricultural uses on the site;

(5) Advertised special events shall comply with the temporary use requirements of this chapter; and

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(6) Existing structures that are damaged or destroyed by fire or natural event, if damaged by more than 50 percent of their prior value, may reconstruct and expand an additional 65 percent of the original floor area but need not be approved as a conditional use if their use otherwise complies with the standards set forth in development condition (B)(16)(c) of this section and the requirements of this title.

17. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.

18. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.

19. Only when adjacent to an existing or proposed school.

20. Limited to columbariums accessory to a church; provided, that required landscaping and parking are not reduced.

21. a. New high schools shall be permitted in urban residential zones subject to the review process set forth in Chapter [21A.100](#) SMC; and

b. Renovation, expansion, modernization, or reconstruction of a school, or the addition of relocatable facilities, is permitted.

22. Only as a re-use of a surplus nonresidential facility subject to Chapter [21A.70](#) SMC or as a joint use of an existing public school facility.

23. All studio use must be within an enclosed structure.

24. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, or school licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors. (Ord. O2011-300 § 1 (Att. A); Ord. O2009-249 § 1; Ord. O2003-132 § 11)

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25. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

21A.20.060 Government/business services land uses.

A. Table of Government/Business Service Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18			
	GOVERNMENT SERVICES:					
*	Public agency or utility yard ⁽²⁵⁾	C25	C25	P	P	P
*	Satellite public agency or utility yard	P26 C	P26 C	P	P	P
*	Public agency or utility office	P2, P27 C	P2, P27 C	P	P	P
*	Public agency archives	P27	P27	<u>X</u>	<u>X</u>	P
921	Court	P27	P27	P3	P3	P
9221	Police facility	P27	P27	P5	P	P

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SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18			
9224	Fire facility	C4	C4	P	P	P
*	Utility facility	P22 C21	P22 C21	P	P	P
*	Commuter parking lot	C P14	C P14	P	P	P
*	Private storm water management facility	P6	P6	P6	P6	P6
*	Vactor waste receiving facility	P13	P13	P23	P23	P23
*	Farmers' market	P26, P27	P26, P27	P	P	P
	BUSINESS SERVICES:					
*	Construction and trade	X	X	X	X	P7
*	Individual transportation and taxi	X	X	X	P18	P8
421	Trucking and courier service	X	X	X	P9	P10
*	Self-service storage	X	C11	X	P	P
473	Freight and cargo service	X	X	X	X	P
472	Passenger transportation service	X	X	X	P	P
48	Communication offices	X	X	X	X	P
482	Telegraph and other communications	X	X	X	P	P
*	General business service	X	X	P	P	P
*	Professional office	X	P31	P	P	P
7312	Outdoor advertising service	X	X	X	X	P12

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SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18	NB	CB	O
735	Miscellaneous equipment rental	<u>X</u>	<u>X</u>	<u>X</u>	P12	P12
751	Automotive rental and leasing	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
752	Automotive parking	<u>X</u>	<u>X</u>	P15	P15	P15
*	Off-street required parking lot	P24	P24	P24	P24	P24
7941	Professional sport teams/promoters	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	P
873	Research, development and testing	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	P1
	ACCESSORY USES:					
*	Commercial/industrial accessory uses	<u>X</u>	<u>X</u>	P16	P16	P
*	Helistop	C17	C17	C17	C17	C17
*	EV charging station ^(28, 29)	P	P	P	P	P
*	Rapid charging station ^(29, 30)	P	P	P	P	P

B. Development Conditions.

1. Except SIC Industry No. 8732, Commercial economic, sociological, and educational research, see general business service/office.
2. a. Only as a re-use of a public school facility or a surplus nonresidential facility subject to the provisions of Chapter [21A.70](#) SMC; or
 - b. Only when accessory to a fire facility and the office is no greater than 1,500 square feet of floor area.
3. Only as a re-use of a surplus nonresidential facility subject to Chapter [21A.70](#) SMC.

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4. a. All buildings and structures shall maintain a minimum distance of 20 feet from property lines adjoining residential zones;
 - b. Any buildings from which fire-fighting equipment emerges onto a street shall maintain a distance of 35 feet from such street;
 - c. No outdoor storage.
5. Limited to “storefront” police offices. Such offices shall not have:
- a. Holding cells;
 - b. Suspect interview rooms (except in the NB zone); or
 - c. Long-term storage of stolen properties.
6. Private storm water management facilities serving development proposals located on commercial zoned lands shall also be located on commercial lands, unless participating in an approved shared facility drainage plan. Such facilities serving development within an area designated “urban” in the King County comprehensive plan shall only be located in the urban area.
7. No outdoor storage of materials.
8. Limited to office uses.
9. Limited to self-service household moving truck or trailer rental accessory to a gasoline service station.
10. Limited to SIC Industry No. 4215, Courier services, except by air.
11. Accessory to an apartment development of at least 12 units, provided:
- a. The gross floor area in self-service storage shall not exceed the total gross floor area of the apartment dwellings on the site;
 - b. All outdoor lights shall be deflected, shaded and focused away from all adjoining property;

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- c. The use of the facility shall be limited to dead storage of household goods;
 - d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or similar equipment;
 - e. No outdoor storage or storage of flammable liquids, highly combustible or explosive materials or hazardous chemicals;
 - f. No residential occupancy of the storage units;
 - g. No business activity other than the rental of storage units; and
 - h. A resident director shall be required on the site and shall be responsible for maintaining the operation of the facility in conformance with the conditions of approval.
12. No outdoor storage.
13. Only as an accessory use to a public agency or utility yard, or to a transfer station.
14. Limited to new commuter parking lots designed for 30 or fewer parking spaces or commuter parking lots located on existing parking lots for churches, schools, or other permitted nonresidential uses which have excess capacity available during commuting; provided, that the new or existing lot is adjacent to a designated arterial that has been improved to a standard acceptable to the Department of Transportation.
15. No tow-in lots for damaged, abandoned or otherwise impounded vehicles.
16. Storage limited to accessory storage of commodities sold at retail on the premises or materials used in the fabrication of commodities sold on the premises.
17. Limited to emergency medical evacuation sites in conjunction with police, fire or health service facilities.
18. Limited to private road ambulance services with no outside storage of vehicles.
19. Limited to two acres or less.
20. a. Utility yards only on sites with utility district offices; or

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- b. Public agency yards are limited to material storage for road maintenance facilities.
21. Limited to bulk gas storage tanks which pipe to individual residences but excluding liquefied natural gas storage tanks.
22. Excluding bulk gas storage tanks.
23. Vector waste treatment, storage and disposal shall be limited to liquid materials. Materials shall be disposed of directly into a sewer system, or shall be stored in tanks (or other covered structures), as well as enclosed buildings.
24. Provided:
- a. Off-street required parking for a land use located in the urban area must be located in the urban area;
 - b. Off-street required parking for a land use located in the rural area must be located in the rural area; and
 - c. Off-street required parking must be located on a lot which would permit, either outright or through a land use permit approval process, the land use the off-street parking will serve.
25. Prior to issuing the notice of decision, the applicant shall hold a second neighborhood meeting consistent with the provisions of SMC [20.05.035](#).
26. Accessory to an existing publicly owned and improved site, limited to parks and schools.
27. Accessory to an existing publicly owned and improved site, containing a school, City Hall, or civic center.
28. Level 1 and Level 2 charging are permitted in critical aquifer recharge areas and in other critical areas when serving an existing use.
29. Allowed only as accessory to a primary permitted use or permitted conditional use.
30. The term “rapid” is used interchangeably with “Level 3” and “fast charging.”

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31. The professional office use and improvements shall be subject to the following limitations:

- a. Only allowed within the Inglewood and Pine Lake Community Centers as designated by the Sammamish Comprehensive Plan;
- b. The total floor area associated with the use shall not exceed 3,000 square feet;
- c. The hours that the business is open to the public shall be limited to between 8:00 a.m. and 6:00 p.m.;
- d. The number of individual professional office spaces shall not exceed three per building; and
- e. The individual professional office spaces shall be located on the ground floor of the building in which they are located. (Ord. O2011-300 § 1 (Att. A); Ord. O2011-299 § 1 (Att. A); Ord. O2010-279 § 1 (Att. A); Ord. O2005-170 § 1; Ord. O2003-132 § 11)

21A.20.070 Retail land uses.

A. Table of Retail Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R-8	R-12 – R-18	NB	CB	O
*	Building, hardware and garden materials	<u>X</u>	<u>X</u>	P1	P	<u>X</u>

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		ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
SIC#	SPECIFIC LAND USE	R-1 – R-8	R-12 – R-18	NB	CB	O
*	Department and variety stores	<u>X</u>	<u>X</u>	P	P	C
54	Food stores	<u>X</u>	<u>X</u>	P	P	C
*	Agricultural product sales	P2	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
553	Auto supply stores	<u>X</u>	<u>X</u>	<u>X</u>	P4	<u>X</u>
554	Gasoline service stations	<u>X</u>	<u>X</u>	P	P	<u>X</u>
56	Apparel and accessory stores	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
*	Furniture and home furnishings stores	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
58	Eating and drinking places	<u>X</u>	<u>X</u>	P5	P	P
*	Drug stores	<u>X</u>	<u>X</u>	P	P	C
592	Liquor stores	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
593	Used goods: antiques/secondhand shops	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
*	Sporting goods and related stores	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
*	Book, stationery, video and art supply stores	<u>X</u>	<u>X</u>	P	P	C
*	Jewelry stores	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
*	Hobby, toy, game shops	<u>X</u>	<u>X</u>	P	P	<u>X</u>
*	Photographic and electronic shops	<u>X</u>	<u>X</u>	P	P	<u>X</u>
*	Fabric shops	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
598	Fuel dealers	<u>X</u>	<u>X</u>	<u>X</u>	C7	P
*	Florist shops	<u>X</u>	<u>X</u>	P	P	P
*	Personal medical supply stores	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>

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		ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
SIC#	SPECIFIC LAND USE	R-1 – R-8	R-12 – R-18	NB	CB	O
*	Pet shops	<u>X</u>	<u>X</u>	P	P	<u>X</u>
*	Bulk retail	<u>X</u>	<u>X</u>	<u>X</u>	P	<u>X</u>
*	Livestock sales	P8, P9	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	Marijuana retailer (10)	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	Marijuana producer	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	Marijuana processor	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	Collective garden	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

B. Development Conditions.

1. Only hardware and garden materials stores shall be permitted.
2. a. Except for hay sales, limited to products produced on-site; and
 - b. Covered sales areas shall not exceed a total area of 500 square feet.
3. Limited to SIC Industry No. 5331, Variety stores, and further limited to a maximum of 2,000 square feet of gross floor area.
4. Only the sale of new or reconditioned automobile supplies is permitted.
5. Excluding SIC Industry No. 5813, Drinking places.
6. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, school, licensed daycare centers, parks, community centers, public libraries, or churches which conduct religious or educational classes for minors.
7. No outside storage of fuel trucks and equipment.

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8. Retail sale of livestock is permitted only as accessory to raising livestock.

9. Limited to the R-1 zone. (Ord. O2014-376 § 3 (Att. A); Ord. O2009-249 § 1; Ord. O2003-132 § 11)

10. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

21A.20.080 Manufacturing land uses.

A. Table of Manufacturing Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18	NB	CB	O
27	Printing and publishing	<u>X</u>	<u>X</u>	P1	P1	P1 C
32	Stone, clay, glass and concrete products	<u>X</u>	<u>X</u>	<u>X</u>	P2	<u>X</u>
357	Computer and office equipment	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	C
38	Measuring and controlling instruments	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	C

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SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R- 8	R-12 – R- 18	NB	CB	O
* _	<u>Marijuana producer (3)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	<u>Marijuana processor (3)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	<u>Cooperative (3)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* _	<u>Collective garden (3)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

B. Development Conditions.

1. Limited to photocopying and printing services offered to the general public.
2. Only within enclosed buildings, and as an accessory use to retail sales. (Ord. O2003-132 § 11)
3. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

21A.20.090 Resource land uses.

A. Table of Resource Land Uses.

KEY

P – Permitted Use

C – Conditional Use

S – Special Use

X – Prohibited Use

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		ZONE		RESIDENTIAL		COMMERCIAL		
				Urban Residential		Neighborhood Business	Community Business	Office
SIC#	SPECIFIC LAND USE	R-1 – R-8	R-12 – R-18	NB	CB	O		
	AGRICULTURE:							
01	Growing and harvesting crops	P	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		
02	Raising livestock and small animals	P2	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		
	FORESTRY:							
08	Growing and harvesting forest products	P	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		
*	Forest research	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	P1	
	FISH AND WILDLIFE MANAGEMENT:							
0921	Hatchery/fish preserve	C	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		
0273	Aquaculture	C	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>		

B. Development Conditions.

1. Only forest research conducted within an enclosed building.
2. Large livestock allowed only in the R1-8 zones. On parcels less than 2.00 acres the property must have an approved farm plan from the King County conservation district on file with the City. (Ord. O2009-249 § 1; Ord. O2003-132 § 11)

21A.20.100 Regional land uses.

A. Table of Regional Land Uses.

KEY

P – Permitted Use

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C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	ZONE		COMMERCIAL		
		RESIDENTIAL		Neighborhood Business	Community Business	Office
		R-1 – R-8	R-12 – R-18	NB	CB	O
*	Jail	S	S	S	S	S
*	Work release facility	S	S	S	S	S
*	Public agency training facility	<u>X</u>	<u>X</u>	<u>X</u>	S1	S1
*	Hydroelectric generation facility	C9 S	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
*	Nonhydroelectric generation facility	C8 S	C8 S	C8 S	C8 S	C8 S
*	Communication facility	C4c S	C4c S	C4c S	P	P
*	Earth station	C4a S	C4a S	P4b C	P	P
13	Oil and gas extraction	S	S	S	S	S
*	Energy resource recovery facility	S	S	S	S	S
*	Landfill	S	S	S	S	S
*	Transfer station	S	S	S	S	
*	Wastewater treatment facility	S	S	S	S	S
*	Municipal water production	S	S	S	S	S
*	Airport/heliport	S	S	S	S	S

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SIC#	SPECIFIC LAND USE	RESIDENTIAL		COMMERCIAL		
		ZONE		Neighborhood Business	Community Business	Office
		Urban Residential				
		R-1 – R-8	R-12 – R-18	NB	CB	O
*	Transit bus base	S	S	S	S	S
*	School bus base	C P3 S	C3 S	S	S	S
7948	Racetrack	S5	S5	S5	S	S5
*	Fairground	<u>X</u>	<u>X</u>	<u>X</u>	S	<u>X</u>
8422	Zoo/wildlife exhibit	S	S	<u>X</u>	S	<u>X</u>
7941	Stadium/arena	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
8221 – 8222	College/university	P6 C7 S	P6 C7 S	P6 C7 S	P	P

B. Development Conditions.

1. Except weapons armories and outdoor shooting ranges.
2. Except outdoor shooting range.
3. Only in conjunction with an existing or proposed school.
4. a. Limited to no more than three satellite dish antennas.
 - b. Limited to one satellite dish antenna.
 - c. Limited to tower consolidations.
5. Except racing of motorized vehicles.
6. Only as a re-use of a public school facility subject to the provisions of Chapter [21A.70](#) SMC.

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7. Only as a re-use of a surplus nonresidential facility subject to the provisions of Chapter [21A.70](#) SMC.
8. Limited to cogeneration facilities for on-site use only.
9. Limited to facilities that comply with the following provisions:
 - a. Any new diversion structure shall not:
 - (1) Exceed a height of eight feet as measured from the stream bed; or
 - (2) Impound more than three surface acres of water at the normal maximum surface level;
 - b. There shall be no active storage;
 - c. The maximum water surface area at any existing dam or diversion shall not be increased;
 - d. An exceedance flow of no greater than 50 percent in mainstream reach shall be maintained;
 - e. Any transmission line shall be limited to a:
 - (1) Right-of-way of five miles or less; and
 - (2) Capacity of 230 KV or less;
 - f. Any new, permanent access road shall be limited to five miles or less; and
 - g. The facility shall only be located above any portion of the stream used by anadromous fish. (Ord. O2003-132 § 11)

**Chapter 21B.20
PERMITTED USES**

Sections:

- [21B.20.010](#) Purpose.
- [21B.20.020](#) Establishment of uses.
- [21B.20.030](#) Interpretation of land use tables.
- [21B.20.040](#) Residential land uses.
- [21B.20.050](#) Recreational/cultural land uses.
- [21B.20.060](#) General services land uses.
- [21B.20.070](#) Government/business services land uses.
- [21B.20.080](#) Retail land uses.
- [21B.20.090](#) Manufacturing land uses.
- [21B.20.100](#) Regional land uses.

21B.20.040 Residential land uses.

(1) Table of Residential Land Uses.

KEY

P – Permitted Use

U – Permitted Use as Part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1	A2	A3	A4	A5				
	DWELLING UNITS, TYPES:									

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SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1	A2	A3	A4	A5				
*	Single detached	X	X	X	X	X	P ²	P	X	P
*	Duplex	X	X	X	X	X	P ²	P	X	X
*	Townhouse	U ¹	U ¹	U ¹	U ¹	U ¹	P	P	P	X
*	Apartment	U ¹	U ¹	U ¹	U ¹	U ¹	P	X	P	X
*	Cottage housing	X	X	X	X	X	P ²	P	P	X
*	Mobile home park	X	X	X	X	X	X	X	X	X
	GROUP RESIDENCES:									
*	Community residential facility-I	U ¹	U ¹	U ¹	U ¹	U ¹	P	P	C	P
*	Community residential facility-II	U ¹	U ¹	U ¹	U ¹	U ¹	P	X	C	X
*	Dormitory	X	U ^{1,3}	U ^{1,3}	X	X	P ³	X	C	X
*	Senior citizen assisted housing	U ¹	U ¹	U ¹	U ¹	U ¹	P	X	C	X
	ACCESSORY USES:									
*	Residential accessory uses ⁴	P ¹	P ¹	P ¹	P ¹	P ¹	P	P	X	P
*	Home business Type 1	P	P	P	P	P	P	P	X	P
*	Home business Type 2	C	C	C	C	C	C	C	X	C
*	Electric vehicle charging station ^{8,9,14}	P	P	P	P	P	P ¹⁰	P ¹⁰	P	P ¹⁰
*	Rapid charging station ^{11,14}	P	P	P	P	P	P ¹²	P ¹²	P ¹³	P ¹²
* -	<u>Cooperative (15)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* -	<u>Collective garden (15)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

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SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1	A2	A3	A4	A5				
	TEMPORARY LODGING:									
7011	Hotel/motel/condotel ^{1,7}	U	U	U	U	U	U ⁵	X	X	X
*	Bed and breakfast guesthouse ⁷	U ⁶	P ⁶	X	X	X				

Development Conditions:

1. Except for lobbies or other similar entrances, the use is prohibited within 30 feet of the sidewalk on the ground floor of designated pedestrian-oriented streets or corridors.
2. Provided, that single detached or cottage dwelling units account for no more than 15 percent of the total dwelling units on the development site.
3. Only as an accessory to a school, college/university, or church.
4. Accessory dwelling units:
 - a. Only one accessory dwelling per primary single detached dwelling unit;
 - b. The primary dwelling unit or the accessory dwelling unit shall be owner occupied;
 - i. One of the dwelling units shall not exceed a floor area of 1,000 square feet except when one of the dwelling units is wholly contained within a basement or attic;
 - ii. When the primary and accessory dwelling units are located in the same building, only one entrance may be located on each street side of the building;
 - iii. The total number of occupants in both the primary residence and the accessory dwelling unit combined may not exceed the maximum number established by the definition of "family" in SMC [21A.15.450](#);
 - iv. Additions to an existing structure or the development of a newly constructed detached ADU shall be designed consistent with the existing facade, roof pitch, siding, and windows of the primary dwelling unit;
 - c. One additional off-street parking space shall be provided;

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- d. The accessory dwelling unit shall be converted to another permitted use or shall be removed if one of the dwelling units ceases to be owner occupied; and
- e. An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department with the records and elections division that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department shall approve any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules.
5. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved unified zone development plan.
6. Only as an accessory to the permanent residence of the operator, provided:
 - a. Serving meals to paying guests shall be limited to breakfast; and
 - b. The number of persons accommodated per night shall not exceed ten.
7. The commercial square footage allocation established pursuant to SMC [21B.25.030](#), development condition No. 6 shall apply to these uses.
8. Level 1 and Level 2 charging only.
9. Level 1 and Level 2 charging are permitted in critical aquifer recharge areas and in other critical areas when serving an existing use.
10. Allowed only as accessory to a primary permitted use or permitted conditional use.
11. The term “rapid” is used interchangeably with “Level 3” and “fast charging.”
12. Only as an “electric vehicle charging station – restricted.”
13. Only as an “electric vehicle charging station – public.”
14. For definitions see Chapter [21A.15](#) SMC, Definitions, and Chapter [21A.40](#) SMC for parking requirements.

(Ord. O2012-327 § 1 (Att. A); Ord. O2011-300 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

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15. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

21B.20.060 General services land uses.

(1) Table of General Services Land Uses.

KEY

P – Permitted Use

U – Permitted Use as Part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1	A2	A3	A4	A5				
	PERSONAL SERVICES:									
7211 7215 7231 7241 7251	Dry cleaners, photographic studios, beauty salons, barber shops, shoe repair shops, shoe shine parlors ¹¹	U	U	U	U	U	U ¹	X	X	X
7215	Coin operated laundries ¹¹	X	X	X	X	X	X	X	X	X
*	Daycare I ¹¹	U	U	U	U	U	P ²	P ²	X	P ²
*	Daycare II ¹¹	U	U	U	U	U	P ²	X	X	X
866	Churches, synagogues, temples, mosques	U	U	U	U	U	C	X	X	P
83	Social services ³	U ⁴	U ^{4,5}	P ⁵ C ⁶	C ⁶	C ⁶				

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SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1	A2	A3	A4	A5				
*	Theatrical production services ¹¹	U ⁷	X	X	X	X				
*	Artist studios ¹¹	U	U	U	U	U	U ¹	X	X	X
*	Interim recycling facility ¹¹	U ⁸	P ⁹	P ⁹	P ⁹					
	HEALTH SERVICES:									
801 – 804	Office/outpatient clinic ¹¹	X	U	U	U	U	U ¹	X	X	X
805 807 808 809	Nursing and personal care facilities, medical/dental lab, miscellaneous health ¹¹	X	U	U	U	U	U ¹	X	X	X
*- -	<u>Marijuana producer (12)</u>	X	X	X	X	X	X	X	X	X
* -	<u>Marijuana processor (12)</u>	X	X	X	X	X	X	X	X	X
* -	<u>Marijuana retailer (12)</u>	X	X	X	X	X	X	X	X	X
* -	<u>Cooperative (12)</u>	X	X	X	X	X	X	X	X	X
* -	<u>Collective garden (12)</u>	X	X	X	X	X	X	X	X	X
	EDUCATION SERVICES:									
*	Elementary school, middle/junior high school, secondary or high school ¹¹	X	U	X	X	U	U ¹	X	X	X
*	Vocational school, specialized instruction school, school district support facility ¹¹	U	U	U	U	U	U ^{1,10}	X	X	X

Development Conditions:

- Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved unified zone development plan.

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2. Only as an accessory to residential use, provided:
 - a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with no openings except for gates, and have a minimum height of six feet; and
 - b. Outdoor play equipment shall maintain a minimum distance of 20 feet from property lines adjoining residential zones.
3. Except SIC Industry Group Nos.:
 - a. 835 – Daycare services; and
 - b. 836 – Residential care, which is otherwise provided for on the residential permitted land use table.
4. Limited to a maximum of 5,000 gross square feet per establishment, except when within a re-use of a public school facility subject to the provisions of Chapter [21A.70](#) SMC.
5. Only as a re-use of a public school facility subject to the provisions of Chapter [21A.70](#) SMC.
6. Only as a re-use of a surplus nonresidential facility subject to Chapter [21A.70](#) SMC.
7. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, schools, licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
8. With the exception of drop box facilities for the collection and temporary storage of recyclable materials, all processing and storage of material shall be within enclosed buildings. Yard waste processing is not permitted.
9. Limited to drop box facilities accessory to a public or community use such as a school, fire station or community center.
10. School district support school only allowed when adjacent to an existing or proposed school.
11. The commercial square footage allocation established pursuant to SMC [21B.25.030](#), development condition No. 6 shall not apply to these uses if they are publicly owned and operated. The commercial square footage allocation established pursuant to SMC [21B.25.030](#), development condition No. 6 shall apply to these uses if they are privately owned and operated except for those portions of the facility dedicated to sports fields, or other improvements that will

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result in a low-intensity use (including, but not limited to, soccer fields, tennis courts, basketball courts, swimming pools, etc.).

(Ord. O2010-293 § 1 (Att. A))

12. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

21B.20.080 Retail land uses.

(1) Table of Retail Land Uses.

KEY

P – Permitted Use

U – Permitted Use as Part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1 ⁸	A2 ⁸	A3 ⁸	A4 ⁸	A5 ⁸				
*	Building, hardware and garden materials ¹⁰	U ^{1,5}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{1,3,4,6}	X	X	X
*	Department and variety stores ¹⁰	U ⁵	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{3,4,6}	X	X	X
54	Food stores ¹⁰	U ⁵	U ^{2,6}	U ^{2,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
*	Farmers market	P	P	P	P	P	P	X	P	X
56 5941	Apparel and accessory stores, sporting goods and related stores ¹⁰	U ⁵	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{3,4,6}	X	P ⁹	X
*	Furniture and home furnishings stores ¹⁰	U ²	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{2,6}	U ^{3,4,6}	X	X	X
58	Eating and drinking places ¹⁰	U	U	U	U	U	U ^{3,4}	X	P	X

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SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC-B	TC-C	TC-D	TC-E
		A1 ⁸	A2 ⁸	A3 ⁸	A4 ⁸	A5 ⁸				
*	Brewpub ¹⁰	U	U	U	U	U	U ^{3,4}	X	P	X
5912	Drug stores ¹⁰	U ²	U ^{2,6}	U ^{2,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
5921	Liquor stores ¹⁰	U ²	X	X	U ^{2,6}	X	X	X	X	X
5932	Used goods: antiques/secondhand shops ¹⁰	U ³	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
594	Book, stationery, video and art supply stores ¹⁰	U ^{2,7}	U ^{2,6,7}	U ^{2,6,7}	U ^{2,6,7}	U ^{2,6,7}	U ^{4,6,7}	X	P ⁷	X
594	Hobby, toy, game shops, photographic and electronic shops, jewelry stores ¹⁰	U ^{3,7}	U ^{3,6,7}	U ^{3,6,7}	U ^{3,6,7}	U ^{3,6,7}	U ^{3,4,6,7}	X	X	X
594 5992	Fabric and florist shops ¹⁰	U ²	U ^{3,6}	U ^{3,6}	U ^{2,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
*	Personal medical supply stores ¹⁰	U ³	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
*	Pet shops ¹⁰	U ³	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,6}	U ^{3,4,6}	X	X	X
	Marijuana retailer <u>(11)</u>	X	X	X	X	X	X	X	X	X
	Marijuana producer	X	X	X	X	X	X	X	X	X
	Marijuana processor	X	X	X	X	X	X	X	X	X
	Collective garden	X	X	X	X	X	X	X	X	X

Development Conditions:

1. Outdoor storage and/or sales area restrictions:
 - a. Applicable areas are prohibited along the frontage of designated pedestrian-oriented streets, except where the areas are designed as pedestrian-oriented spaces.
 - b. Applicable areas shall be limited in size to areas no more than 20 percent of the enclosed gross floor area of the applicable establishment.
2. Limited to 10,000 square feet gross floor area for each establishment.

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3. Limited to 4,000 square feet gross floor area for each establishment.
4. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved unified zone development plan.
5. Limited to 40,000 square feet gross floor area for each establishment.
6. Use permitted only when provided within a building featuring a vertical mix of uses where the subject use is the ground floor and office and/or residential uses are provided on the upper floor or floors. The director may allow flexibility to this requirement provided the overall plan meets the goals and policies of the Town Center Plan in terms of mixed-uses and pedestrian-oriented character.
7. Adult use facilities shall be prohibited within 660 feet of any residential zones, any other adult use facility, schools, licensed daycare centers, parks, community centers, public libraries or churches which conduct religious or educational classes for minors.
8. For all nonresidential uses subject to a size limitation in the TC-A or TC-B zones, the City may allow flexibility to the maximum size of individual businesses provided the director determines that the business is well-integrated with surrounding development and meets the goals and policies of the Town Center Plan. Factors in making this determination include the site design, building design, parking location and design, context, surrounding mix of uses, streetscape design, pedestrian amenities, compatibility with other businesses within the sub-zone and the entire Town Center, traffic impacts, and environmental quality.
9. Use permitted only when accessory to a permitted use. Such use shall be limited to 2,000 square feet gross floor area for each establishment.
10. The commercial square footage allocation established pursuant to SMC [21B.25.030](#), development condition No. 6 shall apply to these uses.

(Ord. O2014-376 § 3 (Att. A); Ord. O2010-293 § 1 (Att. A))

11. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

21B.20.090 Manufacturing land uses.

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(1) Table of Manufacturing Land Uses.

KEY

P – Permitted Use

U – Permitted Use as Part of Adopted Unified Zone Development Plan

C – Conditional Use

S – Special Use

X – Prohibited Use

SIC#	SPECIFIC LAND USE	TC-A sub-zones					TC- B	TC- C	TC- D	TC- E
		A1	A2	A3	A4	A5				
27	Printing and publishing ⁵	U ^{1,4}	U ^{1,2,4}	X	X	X				
357	Computer and office equipment ⁵	U ⁴	U ^{2,4}	X	X	X				
38	Measuring and controlling instruments ⁵	X	U ^{3,4}	U ^{3,4}	U ^{3,4}	U ^{3,4}	U ^{2,3,4}	X	X	X
* -	<u>Marijuana producer (6)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* -	<u>Marijuana processor (6)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* -	<u>Cooperative (6)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>
* -	<u>Collective garden (6)</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>

Development Conditions:

1. Limited to photocopying and printing services offered to the general public.
2. Properties in the TC-B zone may include the subject use, as determined by the City, if it is contiguous to a TC-A zoned property and included in an approved unified zone development plan.
3. Only within enclosed buildings, and as an accessory use to retail sales.
4. Facilities with less than 5,000 square feet of building footprint (for subject use only).

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5. The commercial square footage allocation established pursuant to SMC [21B.25.030](#), development condition No. 6 shall apply to these uses.

(Ord. O2010-293 § 1 (Att. A))

6. All marijuana related uses both medical and recreational, including marijuana collective gardens, marijuana cooperatives, marijuana producers, marijuana processors, marijuana distributors, and marijuana retailers are prohibited in all zones in the City of Sammamish.

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21A.65.050 Home businesses.

(1) Business License. All home businesses shall obtain required business licenses.

(2) Compatibility Required. All home businesses shall be operated in such a way as to ensure compatibility between the home business and the surrounding neighborhood. In addition to other required standards, home business compatibility shall address the following aspects of the home business:

(a) Visibility from adjacent properties and the street;

(b) Audibility and vibrations from adjacent properties and the street;

(c) Residential scale and intensity;

(d) Odors;

(e) Health and safety (including the use of significant amounts of hazardous materials or the creation of significant amounts of hazardous waste); and

(f) Traffic.

(3) Prohibited. The following home businesses are prohibited:

(a) Automobile, truck, and heavy equipment repair;

(b) Autobody work or painting;

(c) Adult use facilities;

(d) Veterinary clinic or hospitals;

(e) Collective gardens;

(f) Cooperatives;

(g) Outdoor parking and storage of heavy equipment;

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- (hg) Outdoor storage of automobiles, boats, and recreational vehicles;
- (ih) Outdoor storage of building materials for use on other properties; and
- (ji) Other uses determined by the director to be similar in nature to the prohibited uses listed in this subsection.