



Planning & Development Services Dept.

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ADMINISTRATIVE ORDER #000049 060402
CODE INTERPRETATION

CODE SECTION: 20.40.130 and 20.40.140

ISSUE

A property owner wants to roast coffee at his site located in the North City Business District (NCBD).

FINDINGS

There is an espresso stand on the site already, plus a 3000 square foot building. He wants to use 1000 square feet of the building for a coffee business as follows: about 700 square feet for office and showroom (selling espresso machines and the like) and about 200 square feet for coffee roasting, to sell in the showroom and at the espresso stand.

Coffee Roasting is classified in the NAICS as a manufacturing use, which is not allowed as a principal use in the NCBD.

DECISION:

The interpretation is that the coffee roasting may be allowed as an accessory to the principal use of office/retail. *Accessory Use* is defined as "...A use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use."

The portion of the building as described herein, however, the coffee roasting may not become the principle use of the building, that is, it must remain subordinate to the principle uses of office and retail.

original signed by Tim Stewart 6/4/02

Director's Signature

Date