



ADMINISTRATIVE ORDER - 301069

INTERPRETATION OF DEVELOPMENT CODE

CODE SECTION: 20.40, Permitted Uses

Request for Clarification of whether an existing legal use, which is defined under the Code as a Special Use in the zone, may remodel and expand square footage for the purpose of providing space for accessory storage for a food processing business.

Director's Response:

FINDINGS:

- The previously existing use of the space is Food Processing. The current tenant (applicant) has been using the space for storage associated with his food processing business in another jurisdiction since May 2000, which is approximately the time that the previous tenant (Angus Meat Pies) left.
- The zoning of the property is RB, Regional Business.
- The NAICS classification for Food Processing is 311991, Perishable Prepared Food Manufacturing.
- The Shoreline Municipal Code (S.M.C.) Section 20.40.130 allows Light Manufacturing (NAICS classification 31) in the RB zone, subject to Special Use Permit.
- Expansion of Special Use requires a Special Use Permit.
- The proposed expansion is for dry storage only, and does not increase the actual use for food processing. Storage is permitted in the RB zones as "warehousing," which has an NAICS classification of 493110.
- Storage is an Accessory Use to manufacturing, and is allowed as an adjunct to an existing legal use.
- The intent of the Regional Business Zone per S.M.C. Section 20.40.040.C is: *....to provide for the location of integrated complexes made up of business and office uses serving regional market areas...*

DECISION:

- The space may be used as a continuation of the previously existing food processing use, as long as the impacts of the previously existing use are not intensified. Any intensification of impacts such as noise and odor would trigger the need for a Special Use Permit.

original signed by Tim Stewart 03/04/02

Director's Signature

Date