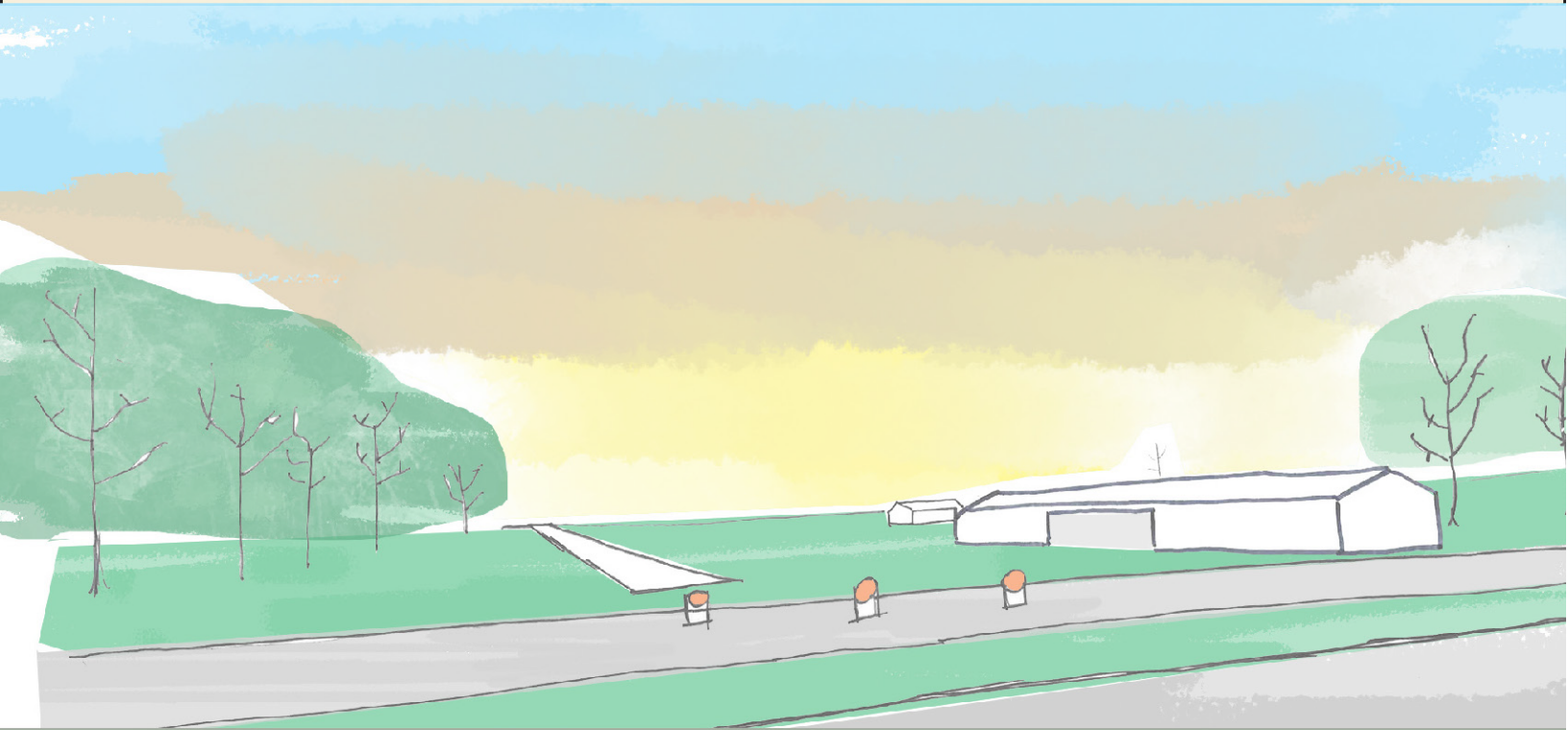


Enumclaw Comprehensive Plan

LAND USE



3. LAND USE

Introduction

The Land Use Element of the Comprehensive Plan guides growth in the City. It establishes Future Land Use Designations and Goals and Policies that encourage and allow uses that meet the intent and objectives of the Vision. It also ensures compliance with the Growth Management Act (GMA) by planning for land uses to reasonably accommodate population, employment, and housing growth over the next 20 years. The [Community Profile Element](#) discusses Enumclaw's growth forecasts in more detail. The purpose of this chapter is to:

- Implement the community's vision when it comes to future land uses.
- Ensuring sufficient capacity and space for future population and employment.
- Ensure consistency with Countywide Planning Policies (CPPs).
- Meet the requirements in Growth Management Act (GMA) to prevent the pressures of urban sprawl and preserve natural and rural lands outside the city.

Inventory of Existing Land Use

Single Family Residential (SFR) accounts for half the City's land use. The Use Designation with the second largest share of land is Public and Institutional Land, accounting for 21% of the total land.

Exhibit LU-1 Existing Land Use Inventory

Existing Land Use Designation	Acres	Percentage of Total UGA + City Land
Commercial	180	5%
Light Industrial	293	8%
Mixed Density Residential	220	6%
Multi-Family Residential	152	4%
Office	48	1%
Public/ Institutional	715	21%
Planned Unit Development	114	3%
Right of Way	4	0%
Single Family Residential	1,744	50%
Total	3,471	100%

Notes: percentages may not add up to 100% due to rounding.

Land Capacity and Anticipated Need

The 2021 King County Urban Growth Capacity Report establishes Enumclaw's land capacity for residential units and jobs. In addition to this study, the City conducted an updated Land Capacity Analysis to assess residential land capacity against projected housing needs. The

results of this are discussed in the Housing Element of the Comprehensive Plan and in Appendix B. The residential land capacity study found that there are 213 acres of residential land available. The King County Report finds that at existing zoned densities, the City has capacity for an additional 1,308 housing units and 1,152 jobs. This exceeds the King County target of 989 new jobs and 1057 housing units by 2044, with a surplus capacity for 163 jobs and 251 housing units.

Exhibit LU-2 Summary of Residential Land Capacity

Zone	Net Acres		
	<i>Vacant</i>	<i>Re-developable</i>	<i>Subtotal</i>
CB1 – Central Business 1	1.2	3.5	4.7
CB2 – Central Business 2	0.9	1.1	2.0
GO – General Office	10.3	10.0	20.3
GO-H – General Office Hospital	0.0	0.0	0.0
HCB – Highway and Community Business	13.4	26.1	39.5
NB – Neighborhood Business	0.1	2.6	2.7
PUD – Planned Unit Development	0.1	4.6	4.6
R-1 – Residential 1 (15,000 sq. ft.)	2.1	10.0	12.1
R-2 – Residential 2 (8,400 sq. ft.)	16.7	88.9	105.6
R-3 – Residential 3 (6,200 sq. ft.)	0.1	2.8	2.9
R-4 – Residential 4 (6,200 sq. ft.)	13.5	5.0	18.4
RMHP – Residential Mobile Home Park	0.7	0.0	0.7
Total	59	154.5	213.5

Source: Assumes market and infrastructure deduction factors of 15% for vacant and 25% for re-developable lands.

Exhibit LU-3 Summary of Commercial/Industrial Land Capacity

Land Use	Acres			Net Capacity (additional jobs)
	<i>Vacant</i>	<i>Re-developable</i>	<i>Subtotal</i>	
Commercial	22.3	38.3	60.6	657
Mixed-Use	1.4	3.2	4.4	106
Industrial	26.4	7.8	34.2	308
Total	50.0	49.4	99.2	1,152*

*Includes 81 additional job capacity in the pipeline.

Source: King County. "2021 King County Urban Growth Capacity Report," June 2021. Ord. 19369.

Future Land Uses

DESIGNATIONS

Low Density Residential (LDR) – The SFR land use designation is intended to provide for the development of housing at approximately 4 to 8 dwelling units per gross acre. This density range anticipates development of homes on individual lots or the development of duplexes or detached second units in specific areas. This designation is applied to areas developed into single-family neighborhoods and to areas expected to develop in lower-density residential patterns.

Moderate Density Residential (MDR) – This designation allows housing with a target density of 4 to 15 units per gross acre by accommodating duplex homes, small lot single-family units, cottage developments, senior communities and detached second units. This designation applies to areas already developed with duplex housing, existing residential manufactured home parks and areas specified for medium density residential patterns.

Multi-Family Residential (MFR) – This land use designation accommodates a variety of higher density housing choices with a target density of 4 to 15 units per gross acre. Housing types allowed include apartments, attached housing—such as townhouses or condominiums—small lot residential zero-lot-line developments, senior communities, and cottage developments. This designation includes areas already developed as apartments or other attached housing and areas expected to have multi-family development.

Planned Unit Development (PUD) – This designation allows for master planning of larger projects (single or multiple parcels totaling more than 10 acres) under a single development proposal, with a target density of 4 to 15 dwelling units per gross acre. The PUD may include higher density housing choices—such as mixed-use, townhomes, cottages, and duplexes, and/or senior communities—combined with lower density single family homes. However, the overall density throughout the PUD may not exceed the target density for the designation. The intent is to enable closely-knit neighborhoods, featuring a variety of housing styles with walkable routes to commercial services, institutional land uses, and parks and open spaces. The parks and open space areas may preserve views, create transitions between parcels, preserve critical areas, or provide recreational opportunities. The PUD designation is

implemented by the PUD zone or, alternatively, can be implemented by a combination of the Highway and Community Business (HCB), Neighborhood Business (NB), Residential R-4, R-3 and R-2 zones that achieve the goal of a walkable mixed-use neighborhood consisting of residential, commercial, office and open space uses.

Commercial (C) – The Commercial land use designation applies to all land suitable for commercial development, including the central business district and those areas along the State Highways capable of supporting retail, services, or office projects. Uses in this designation include the community retail, service, or office uses found in rural centers.

Office (O) – The Office designation indicates land that is suitable for the development of professional offices and small-scale commercial businesses, providing both economic opportunities and services to nearby neighborhoods.

Light Industrial (LI) – The intent of the industrial designation is to create local job opportunities. Light Industrial uses would provide employment in a non-polluting manner and minimize traffic, noise, air quality, and light impacts on nearby properties and the local circulation system. Areas within the designation that are in the King County Farmland Preservation Program may allow agricultural uses that highlight job creation and agritourism, preserving the City's agricultural heritage.

Public/Institutional (P/I) – Public and institutional uses include hospitals, schools, fire stations, city buildings and facilities, parks, and other properties owned by governmental agencies. Such uses support public services or an essential public facility.

Airport (A) – The Airport land use designation is intended allow small-scale, privately owned airport facilities in the City.

OVERLAYS

Downtown Commercial Overlay – This overlay district draws special attention to projects proposed within the community's central business district. The zoning overlay applied to this area calls for buildings to be constructed at the street line, reducing parking standards, allowing the mixed residential and commercial uses, applying special design requirements for facades, encouraging two to four story construction, and providing sign standards crafted to enhance Downtown's intimate scale.

Old Town Overlay District – This overlay district seeks to preserve historic architectural designs and urban form in Enumclaw's downtown area. To achieve this, this overlay requires a SEPA threshold determination for demolition permits within the overlay.

Mixed-Use Overlay – The Mixed-Use Overlay applies to land most suitable for development as a combination of commercial and residential uses. Such combinations can be found in or near the central business district and along the Griffin corridor. Mixed-use development may also occur in planned communities when a developer chooses to emphasize development as a neighborhood center. Allowable uses in this designation include neighborhood commercial, service commercial and multi-family residential, catering to compatible vertical (where an apartment is located above a retail use) or horizontal (where housing occupies a portion of a parcel that also hosts a non-residential use) mixing.

Airport Overlay - This overlay district identifies areas within 1/4 mile of the airport where conflict might arise with the airport. This overlay designates the area subject to Policy LU-14.

Urban/Rural Transition Area Overlay - This overlay district shows areas affected by Policy LU-3. These areas should have lower population densities to create a gradual change from urban to rural areas near the urban growth boundary. These locations usually don't have sewer services and may never will.

Exhibit LU-4 Future Land Use Designations and Implementing Zones

Land Use Designations	Zoning Districts
Low Density Residential	R-1 Low Density Single-Family Residential District R-2 Moderate Density Single-Family Residential District
Medium Density Residential (MDR)	R-3 Mixed Residential District RMHP Residential Manufactured Home Park District
Multifamily Residential (MFR)	R-4 Multifamily Residential District
Planned Unit Development (PUD)	PUD Planned Unit Development R-2 Moderate Density Single-Family Residential District R-3 Mixed Residential District R-4 Multi-Family Residential District NB Neighborhood Business District HCB Highway and Community Business District
Commercial (C)	NB Neighborhood Business District HCB Highway and Community Business District CB-1 Central Business District CB-2 Central Business District
Office (O)	GO General Office District GO-H General Office-Hospital District
Public/Institutional (P/I)	P Public Use District H Hospital District
Light Industrial (LI)	LI Light Industrial District
Airport (A)	R-1 Low Density Single-Family Residential District R-2 Moderate Density Single-Family Residential District

Exhibit LU-5 Overlays and Implementing Designations

Land Use Overlay	Land Use Designations
Downtown Commercial Overlay	Commercial (C)
Old Town Overlay	Public/Institutional (P/I) Commercial (C) Multi-Family Residential (MFR) Low Density Residential (LDR)

Land Use Overlay	Land Use Designations
	Medium Density Residential (MDR) Office (O)
Mixed-Use Overlay	Office (O) Commercial (C)
Airport Overlay	Airport (A) Low Density Residential (LDR) Public/Institutional (P/I)
Urban/Rural Transition Area Overlay	Low Density Residential (LDR)

Goals and Policies

In addition to the Land Use policies established below, see the following Elements for related land use topics to meet Growth Management Act (GMA) requirements:

- The Natural Environment Element addresses goals and policies that consider groundwater protection.
- The Parks, Recreation, and Open Space Element discusses open space and trail corridors.
- The Capital Facilities, Utilities, and Natural Environment Elements cover drainage, flooding, and stormwater runoff and reducing related pollution.
- The Natural Environment, Parks, Recreation, and Open Space, and Transportation Elements provide Goals and Policies that discuss land use strategies that increase physical activity and reduce Vehicle Miles Travelled (VMT).
- The Natural Environment Element discusses protecting critical areas and their designation.
- The Transportation, Housing, and Capital Facilities consider environmental justice and health disparities.
- The Natural Environment Element provides policies to increase resilience and preparedness for wildfire hazards.

PLANNING FOR GROWTH

Goal LU–1 Provide orderly growth that enhances and respects the City’s scale, and protects and promotes the natural beauty, views and recreational resources while accommodating the population and employment growth allocated to the City by King County in the King County Countywide Planning Policies and the requirements of the Growth Management Act (GMA).

Policy LU-1.1 Development regulations should include minimum densities or consider maximum lot sizes to ensure that development meets minimum overall urban density and compact urban growth requirements of the GMA.

Policy LU-1.2 Make efficient use of urban land and encourage a compact growth pattern by maximizing use of vacant or underutilized space within the city limits for mixed-use development, infill, duplexes, and accessory dwelling units in a manner that will not detract from neighborhood character.

- Policy LU-1.3 Land development should be timed to coincide with the ability of the City to provide necessary services.*
- Policy LU-1.4 Project developers should be responsible for mitigating their fair share of project development impacts.*
- Policy LU-1.5 Designate sufficient land for anticipated commercial, light industrial, office, residential, mixed density residential, and multi-family land uses on the City's Comprehensive Plan Land Use Map considering population allocation, employment forecasts, and the local needs.*
- Policy LU-1.6 Encourage and consider seeking funding for rehabilitating and cleaning up underused or contaminated sites to revitalize and repurpose these lands.*
- Policy LU-1.7 When applicable, coordinate planning efforts with adjacent jurisdictions, facilities, and Tribal governments to mitigate and avoid cross-border impacts.*
- Policy LU-1.8 Encourage high quality building design in all new construction, renovations, and rehabilitation.*
- A. Review, update, and continue as needed to enforce design guidelines for commercial, professional office, industrial and housing development proposals.*
 - B. Review and update design guidelines as needed for single-family housing as the community evolves.*
 - C. Consider pre-development conferences prior to submittal of permit applications and staff-level design review as one component of such conferences.*
- Policy LU-1.9 Encourage a high level of property maintenance throughout the community.*
- A. Review and update as appropriate, code enforcement role and procedures for effectiveness in abating zoning violations.*
- Policy LU-1.10 Avoid the proliferation of telecommunications towers and reduce the visual impact of telecommunications equipment.*
- A. Consider facilities to be mounted on existing high structures such as water towers if sites are available.*
 - B. Encourage the location of towers in nonresidential areas and minimize the total number of towers throughout the community.*
 - C. Encourage paint colors or tower materials that blend with or complement the nearby area.*
 - D. Encourage screening or architecturally compatible design of towers and service boxes.*
- Policy LU-1.11 Consider development regulations that encourage walking.*
- A. Consider reducing or eliminating parking requirements, while balancing the needs of commuters, tourists and local businesses.*
 - B. Consider zoning which permits proximity between houses of worship, residences, schools and neighborhood commercial businesses.*
 - C. Consider development regulation amendments that require site plans to show an effort to connect newly constructed open spaces with adjacent open spaces.*
- Policy LU-1.12 Establish and maintain a process to regularly ensure private property protections according to state and federal law.*

Policy LU-11.13 Encourage and allow uses that cater to youth, such as skate parks, arcades, or other retail, providing safe environments for socializing, recreation, and potential part-time employment opportunities for teenagers.

ANNEXATIONS

Goal LU–2 Only expand into areas that will not result in development beyond the City’s financial and physical service capabilities and that will create manageable service areas.

- Policy LU-2.1 Promote and encourage infill of vacant or underutilized parcels within existing urbanized areas before annexing additional areas in the urban growth area.*
- Policy LU-2.2 Seek to expand the area of annexation proposals only when expansion would serve to make city boundaries more regular or where urban services have been made available to the proposed annexation area.*
- Policy LU-2.3 Require landowners annexing into the City to be subject to their proportionate share of the city’s existing bonded indebtedness.*
- Policy LU-2.4 Charge owners and residents of newly annexed, fully developed territory only the same utility fees for which current residents are responsible (excluding local improvement districts that may be created).*
- Policy LU-2.5 The cost of utility upgrades and extensions shall be borne by the residents and property owners of newly annexed territory, not at the expense of existing customers. The city may use the formation of a local improvement district to pay for the cost of extending utility services.*
- Policy LU-2.6 Proposed developments built within the City limits shall be served by city water, sewer, rights-of-way, drainage, and other applicable development standards.*
- Policy LU-2.7 Do not expand utility service areas in a manner that would diminish the current level of service.*
- Policy LU-2.8 Ensure active coordination with the County regarding timing and phasing of any potential annexations.*
- Policy LU-2.9 Protect, enhance, and preserve wetlands, riparian corridors, and open space corridors by avoiding these areas for annexation into Enumclaw’s UGA, ensuring these areas can continue to serve essential functions for recreational and wildlife habitat corridor use.*

TRANSITION TO ADJACENT RURAL AND RESOURCE LANDS

Goal LU–3 Ensure adequate infrastructure and services by establishing an urban/rural transition overlay area that preserves a rural scale to buffer the urban growth area from designated rural and resource lands with insufficient infrastructure for urban growth.

- Policy LU-3.1 Develop zoning standards for the transition area with lower residential densities, larger setbacks, and different street standards that evoke a more rural development pattern while maintaining overall urban densities within the urban growth area.*
- Policy LU-3.2 Ensure that residential densities do not exceed infrastructure capacities in the Urban Rural Transition overlay area by maintaining appropriately zoned densities.*

PUBLIC PARTICIPATION

Goal LU-4 Encourage the involvement of citizens in the planning process and ensure coordination between communities, jurisdictions, and Tribal governments to reconcile conflicts.

- Policy LU-4.1 Provide information to assist the public and stakeholders in understanding issues and the planning process.*
- Policy LU-4.2 Seek early and continuous involvement of the public and stakeholders through email, web postings, workshops, and public meetings.*
- Policy LU-4.3 Offer opportunities for the public and stakeholders to provide feedback to staff and appointed and elected officials through public meetings, workshops, and comment periods.*
- Policy LU-4.4 Maintain regular communication with other communities and jurisdictions to avoid conflict and to facilitate coordinated approaches to common or overlapping interests and issues.*
- Policy LU-4.5 Promote community-wide responsibility for governance by encouraging and supporting citizen participation on Boards and Commissions.*
- Policy LU-4.6 Provide opportunities for meaningful collaboration with interested Tribal governments on land use planning processes.*
- Policy LU-4.7 Prioritize inclusive outreach, with special emphasis on engaging communities that are vulnerable to the impacts of land use decisions and to increasing regional housing cost trends.*

RESIDENTIAL LAND USE

Goal LU-5: Provide sufficient land in appropriate residential land use designations to encourage a variety of housing choices and densities for all stages of life, income levels, and household compositions.

- Policy LU-5.1 Provide adequate land in all residential zones to ensure that there is the opportunity for the market to provide a variety of housing choices, densities, and lot sizes for all income levels.*
- Policy LU-5.2 Consider allowing cottage developments designed to be compatible with existing established neighborhoods.*
- Policy LU-5.3 Implement a variety of housing sizes, densities and types and innovation in site design using flexible development standards. Examples include Planned Unit Development (PUD), cottage developments, zero lot line developments, duplexes, triplexes, and accessory dwelling units to be identified as appropriate in the City's development regulations.*
- Policy LU-5.4 Preserve RMHP zoned areas to reduce risk of displacement.*
- Policy LU-5.5 Define and create development standards and siting criteria for master planned senior communities, that may include:*
- A. Located within walking distance of commercial shopping areas, transit, public services, and medical services.*
 - B. Well-designed open space and recreation areas such as clubhouses, pools, trails, and landscaped areas.*
 - C. ADA and universal design principles to accommodate different abilities and needs.*

- D. *Smaller lots and reduced rear yard setback requirements.*
- E. *High quality construction with design features such as front porches, pitched roofs, variety of siding materials, window and door trim, masonry accents, corbels, and thoughtfully landscaped yards.*
- F. *Secure RV parking and storage.*
- G. *A variety of housing choices such as detached units,, middle housing, zero lot line, retirement apartments, and assisted living to allow for residents to “age in place.”*

Goal LU–6: Promote diverse, equitable and inclusive neighborhoods.

- Policy LU-6.1 Ensure that zoning and development regulations promote equitable distribution of affordable housing opportunities, such as middle housing, in all residential areas.*
- Policy LU-6.2 Promote development of middle housing that appeals to a variety of age groups and income levels.*
- Policy LU-6.3 Facilitate development of affordable housing, such as middle housing, by simplifying or eliminating design standards and providing incentives such as increased densities or fee reductions.*
- Policy LU-6.4 Evaluate proposed policies, zoning amendments and development regulations for disparate impacts, displacement, segregation, and exclusion prior to adoption using the following evaluation criteria. The policy or regulation should ensure:*
- A. *Housing types or locations are not limited based on income, tenure or race*
 - B. *Affordable housing types are not concentrated in or limited to discrete geographic areas*
 - C. *Affordable housing types are not replaced by non-residential development (rezone) or higher priced housing types; and*
 - D. *Potentially affected communities are consulted during the public review process.*

Goal LU–7 Preserve, protect, and strengthen the livability and human-scale of existing neighborhoods through design and form standards.

- Policy LU-7.1 Review design standards to promote housing affordability and ensure that it is well-integrated with existing neighborhoods in terms of scale, density, and design.*
- Policy LU-7.2 Develop incentives to promote high-quality design and construction.*
- Policy LU-7.3 New multi-family, commercial, and industrial zones should be located where they will not disrupt existing established neighborhoods or be incompatible with existing land uses in terms of traffic, noise, or air quality.*
- Policy LU-7.4 Development regulations should require a transition between single family development and commercial, industrial, and multi-family development.*
- Policy LU-7.5 Strengthen development regulations to ensure that buildings and properties are properly maintained and free of nuisances and hazards.*
- Policy LU-7.6 R-1 zoning is appropriate in the Urban Rural Transition Overlay and in existing neighborhoods developed with single family residences at R-1 densities that are unlikely to redevelop.*

Goal LU–8 Create a pattern of land use that encourages alternative methods of transportation such as transit, walking, and bicycling for daily activities and reduces reliance on automobiles.

- Policy LU-8.1 Provide housing as part of mixed-use development with retail, employment, and housing in existing commercial and office areas with incentives such as additional height.*
- Policy LU-8.2 Higher density housing should be located within walking distance (¼ mile) of existing and planned shopping areas, jobs, and multi-modal forms of transportation.*
- Policy LU-8.3 Residential neighborhoods should be served by neighborhood shops and parks that are within walking distance.*
- Policy LU-8.4 Allow live-work units in multi-family residential areas. Appropriate size and type of businesses compatible with residential areas shall be identified in the City's development regulations.*

DOWNTOWN COMMERCIAL OVERLAY**Goal LU–9 Revitalize Downtown with a mix of uses including housing, employment, public amenities, community activities, shops, and restaurants that attract residents and tourists and support Downtown businesses.**

- Policy LU-9.1 Promote a mix of housing, employment and retail uses Downtown using the CBD and Mixed-Use Overlays.*
- Policy LU-9.2 Develop incentives to promote the development of housing within mixed use developments in and around the Downtown core to provide a larger customer base to support additional activities, retail, and restaurant uses Downtown.*
- Policy LU-9.3 Development regulations should ensure a balanced mix of downtown businesses that provide support services necessary for current and future demands.*
- Policy LU-9.4 Promote a walkable tourist friendly environment in the Downtown by including, but not limited to, locating retail and restaurant uses at the street level of buildings and employment and housing on upper stories.*
- Policy LU-9.5 Maintain the walkable scale and orientation of Downtown through the Design Review regulations and Design Review process and by encouraging buildings to be built to the street line.*
- Policy LU-9.6 Redevelop underutilized City-owned downtown properties with mixed uses that may including housing, employment, retail, educational, and public amenities such as a downtown park and event space to create a synergy of activity and fill the gaps created by empty blocks.*
- Policy LU-9.7 Develop educational materials and incentives to assist property owners with conversion of historic buildings to new fiscally sustainable uses that maintain the historic character of Downtown.*
- Policy LU-9.8 Maintain the historic scale and architectural design of Downtown through the Design Review process and Design standards identified in the City's zoning ordinance.*
- Policy LU 9.9 Support local businesses that meet Enumclaw residents' daily service and retail needs.*

Goal LU–10: Locate employment centers within the Central Business District to minimize negative environmental impacts and maximize sustainable development.

Policy LU-10.1 Encourage downtown expansion to take place adjacent to the existing downtown, in the triangle formed by Cole Street, State Route 410, and Griffin Street.

Policy LU-10.2 Direct new small business, retail, service commercial, and office developments to the downtown area.

Policy LU-10.3 Provide development incentives such as increases in height or floor area ratio to encourage mixed-use development that balances residential, public, entertainment, and business uses in the Downtown/CBD.

COMMERCIAL/MIXED USE OVERLAY

Goal LU–11: Encourage a mix of commercial land uses to provide goods and services to meet the needs of residents, businesses, and visitors while providing an attractive commercial setting.

Policy LU-11.1 Commercial uses should be located within existing commercial zoning.

Policy LU-11.2 Provide a variety of land uses for the commercial land use designations including retail, office, social recreation, local services, and mixed uses as appropriate within commercial designations.

Policy LU-11.3 Design review and development standards should include provisions for height, setbacks, landscaping, signage, building and parking design to ensure an attractive commercial setting.

Policy LU-11.4 Live/work units should be encouraged in commercial designations to facilitate the potential for viable mixed-use projects.

Policy LU-11.5 Promote the development of clustered commercial facilities with shared access that will accommodate high traffic-generating uses and prevent sprawl along highways.

Policy LU-11.6 Commercial zoning at the intersection of Farman and Roosevelt Avenue East (SR 410) is important to provide goods and services near residential neighborhoods on the east side of the City, to enhance walking and bicycling options and reduce vehicular trips.

Policy LU-11.7 Provide design review and development standards that ensure development along Griffin Avenue is compatible in scale and design with Downtown.

Policy LU-11.8 New commercial areas should be designated to serve the neighborhoods that are not within walking distance of existing convenience commercial, to enhance walking and bicycling options and to reduce vehicular trips:

- A. A neighborhood commercial area should be designated to provide services to neighborhoods in the vicinity of the intersection of 244th and Roosevelt.*
- B. A commercial area (HCB zone) should be designated to recognize the existing Yella Beak Tavern, Feed Store, and the corners of the intersection of 236th and SR 164 to serve neighborhoods in the Big West Planning Area and nearby unincorporated areas.*
- C. Additional neighborhood commercial should be designated at the intersection of McHugh and Porter.*

Policy LU-11.9 Provide for a new Mixed Use Overlay designation on both sides of Griffin Avenue (SR 164) west of 236th Ave SE that expands Home Occupations to allow:

- A. A greater range of uses, including restaurants and bakeries, to be conducted as Home Occupations, and*
- B. Up to four non-resident employees, and*
- C. Encourage new access to SR 164 to be limited to shared interior streets where possible.*

Policy LU-11.10 Review the quality of transitions between land uses, particularly between commercial or industrial areas and adjoining residential neighborhoods and consider update of code or other requirements to enhance quality.

- A. Consider orientation regulations to screen truck loading docks and service areas to minimize impacts on adjoining residential areas.*
- B. Consider locating parking lots to encourage pedestrian access to commercial uses from adjoining neighborhoods.*
- C. Consider location regulations to screen solid waste bins and recyclable materials to minimize impacts on adjoining residential areas.*
- D. Consider the installation of lighting that is more pedestrian in scale and screen it to minimize impacts on adjoining residential areas.*
- E. Make land use transitions along alleys and at rear property lines where possible.*

GENERAL OFFICE/MIXED USE OVERLAY

Goal LU-12: Encourage general office and mixed-use residential uses along the Griffin Avenue Corridor that will provide for housing, employment, and service uses that will respect the character of the established neighborhoods and will not result in traffic congestion on Griffin Avenue.

Policy LU-12.1 Provide design review and development standards for height, setbacks, landscaping, signage, building, and parking design to ensure an attractive setting compatible with adjacent established neighborhoods.

Policy LU-12.2 Allow a variety of professional employment uses such as professional office, research, and medical that will not result in traffic congestion. Accessory uses should be limited to retail, food services or convenience goods intended to serve workers or surrounding neighborhoods.

Policy LU-12.3 Encourage live/work and mixed used projects in the Office designation to facilitate the potential for alternative transportation methods and compact urban development.

Policy LU-12.4 Where appropriate and feasible, locate office and mixed uses on parcels that are adjacent to Griffin Avenue, at the intersection of 440th east of 244th.

Policy LU-12.5 The smaller undeveloped lots at the corners of the intersection are a logical extension of the General Office/Mixed Use Overlay. The General Office/Mixed Use Overlay along Griffin should be extended west to include the northeast, southeast, and southwest corners of the intersection.

INDUSTRIAL LAND USE

Goal LU-13: To promote growth of the area's existing industries and growth of new industrial uses in innovative new niches that provide family wage jobs, maintain the jobs-housing balance, and enhance the surrounding natural environment.

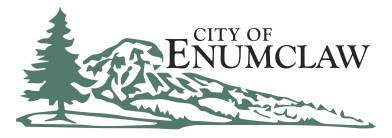
- Policy LU-13.1 Encourage industrial development to locate in areas currently zoned light industrial and to areas with good highway access.*
- Policy LU-13.2 Industrial areas should provide mitigation for aesthetic, traffic, noise, and air quality impacts on surrounding non-industrial areas. Mitigation may range from operational requirements, site layout, architectural design, and/or landscape buffers, depending on the nature of the impact.*
- Policy LU-13.3 Regularly update light industrial zoning to reflect clean industries, new and emerging technology, and community needs.*
- Policy LU-13.4 Development regulations should require landscaping along highway frontage and public rights-of-ways and screening of outdoor storage lots.*
- Policy LU-13.5 Provide industrial zoning of large parcels with adequate access to ensure balance between employment and housing.*

AIRPORT/AIRPORT OVERLAY

Goal LU-14: Maintain the viability of the Enumclaw Airport by reducing conflicts with incompatible land uses and allowing for appropriate airport related development such as parking areas, terminal, hangers, and accessory uses.

- Policy LU-14.1 Limit residential densities to R1 or R2 within ¼ mile of the airport to minimize conflicts between residential uses and airport operations (noise, safety).*
- Policy LU-14.2 Notice regarding airport noise and operations should be placed on the title of new residential development within the airport overlay.*
- Policy LU-14.3 Limit places of assembly such as churches, schools; or those with vulnerable communities, such as day care and adult family homes; within ¼ mile of the airport.*
- A. Consider developing a specific airport zone addressing parking areas, terminal hangers, and other accessory uses.*
 - B. Consider development standards allowing residential airport development with taxi ways to individual residences.*

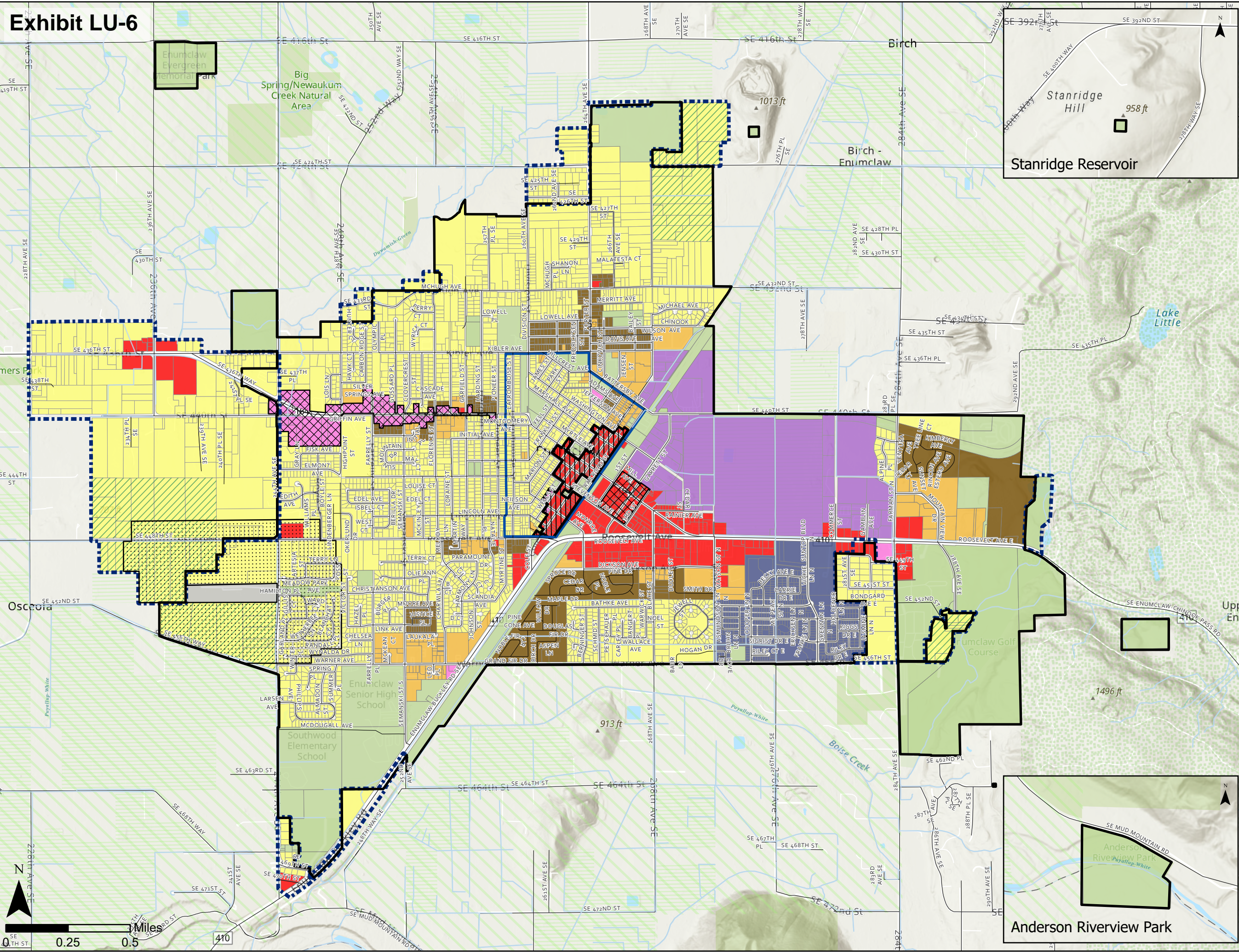
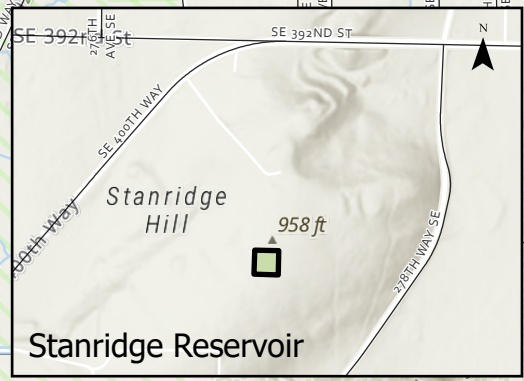
Exhibit LU-6



DEPARTMENT OF COMMUNITY DEVELOPMENT
1309 MYRTLE AVE, ENUMCLAW, WA 98022
PH: (360) 825-3593

CITY OF ENUMCLAW FUTURE LAND USE MAP

- Commercial
- Office
- Light Industrial
- Airport
- Low Density Residential
- Medium Density Residential
- Multi-Family Residential
- Planned Unit Development
- Public/Institutional
- Airport Overlay 2024 (Proposed)
- Downtown Commercial Overlay
- Old Town Overlay
- Mixed Use Overlay
- Urban Rural Transition Overlay
- KC Farmland Preservation Program
- KC Agricultural Production District
- KC Forest Production District
- City Limits
- Urban Growth Area (UGA)
- Streams



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