

## APPENDIX I

### DEFINITIONS

The following terms used in this Agreement and Appendices are defined below. Defined terms may or may not be capitalized.

- **Abut:** Bordering upon, adjoining or sharing a common border, as in two (2) uses which “abut” share a common border.
- **Accessory:** A building, part of building or structure or use which is subordinate to the principal building or use, and the use of which is incidental to that of the principal building or use.
- **Accessory Uses, Residential:** A use, structure, or part of a structure, which is subordinate and incidental to a residence including but not limited to the following uses: accessory dwelling/living quarters; fallout/bomb shelters; carports; household pet structures; pools, private docks, piers; private telecommunications devices; enclosed storage of ground maintenance equipment; and storage of private vehicles (motor vehicles, boats, planes).
- **Additional Administrative Costs:** See Appendix A, Section 8.2.
- **Additional Commercial / Retail Development:** See Agreement, Section 9.2.
- **Additional Community Recreation Element (“Additional CRE”):** See Agreement, Section 1.8.1.
- **Additional Sign:** See Appendix G, Section 2.1.
- **Address Sign:** See Appendix G, Section 2.2.
- **Adjacent Property:** Legal parcels abutting either a side or corner from the Project.
- **Administrative Decisions:** See Appendix A, Section 1.1.
- **Administrative Decisions Chart:** Attachment 1 to Appendix A.
- **Adult Family Home / Group Care Facility:** The regular family residence of a person or persons who are providing personal care, room and board, under a license issued pursuant to RCW 70.128.060, to more than one (1) but not more than four (4) adults who are not related by blood or marriage to the persons providing the services, except that a maximum of six (6) adults may be permitted if the Washington State Department of Social and Health Services determines that the home and the provider are capable of meeting standards and qualifications provided for by law (RCW 70.128.010).
- **Advertising Sign:** See Appendix G, Section 2.3.
- **Affordable Housing:** Residential units affordable to households making eighty percent (80%) of the “King County median income,” as such income is defined in IMC 3.09.030 and is referred to herein as the “Area Median Income” or “AMI”. See Agreement, Section 1.7.1.

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- **Age-Restricted:** Means “Senior Housing”.
- **Agreed-Upon Damages:** See Agreement, Section 21.3.1.
- **Agreement:** This Development Agreement and its Appendices.
- **Allowable Development:** See Agreement, Section 3.3.
- **Alteration:** Any change, addition, or modification in construction or occupancy of an existing structure.
- **Alteration, Structural:** Any change to the primary structure of a building, such as bearing walls, columns, beams, or girders; provided, however, that the application of any exterior siding to an existing building for the purpose of beautifying and modernizing shall not be considered a structural alteration.
- **Alternative Energy System:** Infrastructure used to generate and provide energy from non-utility sources to vehicles, equipment and structures. This may include without limitation solar, geothermal, wind or other sources as alternatives to gasoline or diesel fuel.
- **Amusement Parlors / Video Arcades:** An indoor area or structure, open to the public, which contains free or pay to play games and similar entertainment and amusement devices, including but not limited to virtual reality arcades and escape rooms. Does not include any adult entertainment facility.
- **Animal Clinic / Veterinary Hospital:** A structure used for veterinary care of sick or injured animals. The boarding of animals is limited to short-term care and is accessory to the principal use. This definition does not include kennels.
- **Apartment, Studio:** A dwelling unit which is limited to one (1) living area which includes kitchen facilities, and a bathroom, and does not have a bedroom separate from the main living area.
- **Appellant:** See Appendix A, Section 3.8.1.
- **Applicant:** The individual or entity applying for a permit to do the work under this Agreement.
- **Application:** Written request for a specific development proposal approval.
- **Application Conference:** See Appendix A, Section 3.5.
- **Arbor:** A landscape structure consisting of an open frame with horizontal and/or vertical latticework often used as a support for climbing plants. An arbor may be freestanding or attached to another structure.

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- **Architectural Review Committee (“ARC”):** The Issaquah Highlands Architectural Review Committee or its successor entity. See Appendix A, Section 2.1.
- **Area of Sign:** See Appendix G, Section 2.4.
- **Assisted Care Facility:** Any facility that provides either permanent or temporary residence for senior citizens which provides opportunities for common dining areas, although some facilities may offer kitchen facilities in the individual rooms as well. Some facilities may offer minor health services on-site, such as a resident nurse. An assisted care facility is not a nursing home, adult family home or residential care facility. See also “Assisted Living Facility”.
- **Assisted Living Facility:** An establishment which provides permanent or temporary living quarters and a variety of limited personal care and supportive health services to its residents that are unable to live independently due to age, or physical or mental handicap. These facilities must provide on-site services for residents such as common dining areas (although some facilities may offer kitchen facilities in the individual rooms) and health services. An Assisted Living Facility may include but is not limited to, one or more of the following uses defined in this Appendix: Assisted Care Facility, Nursing Home / Skilled Nursing Facility, Memory Care Facility, Long Term Care Facility, Residential Care Facility, Retirement Home, and Senior Housing.
- **Attached:** In the case of dwellings, two (2) or more dwellings connected by a common vertical wall(s) or roof line, or, in the case of multistory buildings, by a common ceiling/floor(s).
- **Automobile Fuel Station:** a place where motor vehicle fuel or electric charging for vehicles is sold by retail, and where automotive accessories, parts, and repairs may be available for purchase, but does not include premises where the primary or substantial use is a vehicle repair shop, transmission shop, muffler shop, or other similar business.
- **Automobile Service Station:** means a retail facility which supplies motor fuel and other petroleum products or electric vehicle charging to motor vehicles and may include lubrication and minor repair service and incidental sale of motor vehicle accessories.
- **Automobile and Truck Sales / Dealership:** a use involving the display, sale, and long-term leasing of new or used automobiles and trucks.
- **Automotive or Transportation Showroom:** means a space used to display automobiles or other transportation devices for sale or lease.
- **Awning / Awning Side Panel / Awning Edge Panel:** See Appendix G, Section 2.5.
- **Banner:** See Appendix G, Section 2.6.
- **Banquet / Meeting / Reception Hall:** A public or private meeting facility which may also include on-site kitchen/catering facilities. A banquet/meeting/reception hall usually serves as

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a location for activities such as weddings and other such gatherings by appointment only, but may also serve as a regular meeting place for a specific organization such as a fraternal association, a trade union, or a veterans' association. Banquet/Meeting/Reception Halls may have limited hours of operation and are usually not open on a daily basis.

- **Barrier-free:** Barrier-free is design which complies with Chapter 51-10 WAC as amended and/or the most current state regulations.
- **Bar / Tavern / Pub:** An establishment operated primarily for the sale of wine, beer, or other alcoholic beverages with any accessory service of food consistent with the Washington State licensing requirements of RCW 66.24.330 and/or WAC 314-02-015.
- **Bench:** An outdoor furniture fixture permanently attached to the ground that accommodates comfortable seating by at least two (2) adults.
- **Bicycle Parking Space:** See Appendix C, Section 2.1.
- **Bicycle Rack:** An outdoor structure which permits a bike rider to park and secure a bicycle. May be used to meet the requirements for long and short-term bike parking.
- **Blade Sign:** See Appendix G, Section 2.7.
- **Box Sign:** See Appendix G, Section 2.9.
- **Broadcast and Receiving Towers:** A structure or facility used to broadcast or receive television, radio, ham radio, short wave radio, microwave, satellite dish, or other electronic signals.
- **Building:** A permanently located structure having a roof which is used or intended for supporting or sheltering any use or occupancy excluding all forms of vehicles.
- **Building Code:** The International Building Code and related construction and technical codes as amended and adopted by the state of Washington and the City of Issaquah.
- **Building Footprint:** The two (2) dimensional impervious building foundation which defines the outermost boundary of the structure. The building footprint does not include open decks or patios, eaves, overhangs, bay windows or other similar architectural features which extend less than eighteen (18) inches from the structure or building. Cantilevered balconies, eaves, overhangs, bay windows or other similar architectural features which extend more than eighteen (18) inches from the structure or building shall be included as part of the building footprint.
- **Building Hardware /Garden Materials Stores:** Establishments engaged in selling lumber and other building materials; paint, glass, and wallpaper; hardware; feed; nursery stock; lawn and garden supplies.

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- **Building Height:** Building or structure height shall be measured from the average grade plane to the midpoint of the highest gable of a pitched or hipped roof with a minimum 4:12 pitch and a maximum of 12:12 pitch, or the highest point of the horizontal structural sheathing of a flat roof. All parts of the roof extending above the base building height shall be a minimum 4:12 pitch, unless specifically excepted under Building Height Exception definition.
- **Building Height Exceptions:** Building Height Exceptions shall include the following uses and features and shall not be subject to the maximum building height.
  - Water towers;
  - Power transmission towers;
  - Chimneys and smoke stacks to the minimum required by the Building code;
  - Flag poles;
  - Wireless communication towers, including telescoping antenna
  - Scenery lofts and flytowers;
  - Mechanical penthouse or ornamental screening for rooftop heating, ventilating, and air conditioning equipment, and stair towers (to the minimum required by the Building Code);
  - Elevator shafts to the minimum required by Code;
  - Enclosed vestibules at stairs and elevators as required by the Washington State Energy Code;
  - Solar panels or arrays, provided all the following criteria are met:
    - The solar panel or array is not within a required setback, or on a structure within a required setback;
    - The height of the solar panel or array is the minimum necessary to generate usable energy;
    - The solar panel or array shall not cause excessive glare or reflections so as to constitute a hazard to pedestrians and/or vehicular traffic;
    - The support structure of a roof-mounted solar panel or array is screened by extended parapets or other architecturally integrated screening; and
    - The solar panel or array complies with the International Building Code, and National Electrical Code

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- Evidence has been provided that the utility company has been informed of the costumers intent to install interconnected customer owned power generating system (off-grid systems shall be exempt from this requirement.)
- Additional insulation for the purpose of increasing building energy efficiency which raises the height of the roof provided the height increase is no more than Twenty-four (24) inches.
- Finished occupied surfaces for rooftop decks, equipment access, or other accessible spaces shall be allowed no more than 30” above the maximum height limit;
- Parapets, guardrails and other forms of fall protection shall be allowed no more than 48” above occupied or accessible areas they are serving;
- Green roofs, planters and rooftop gardens may extend above the height limit
- Architectural pediments or features in which the increased height is necessary for proper building use or function. Approval of the additional height for architectural pediments and other uses or features shall be granted, provided all the following criteria are met:
  - The height and bulk of architectural pediments are consistent with the scale and design of the building;
  - The visual character of the building bulk and height are compatible and consistent with the surrounding area and the natural skyline of Issaquah
  - The adjustment of the height will be equal to or superior in fulfilling the purpose of the height requirements;
  - If the wall plane of a building for which signage is proposed increases in height, the wall area used in determining the area of a sign shall not include the additional wall area of the architectural pediment or feature. The architectural pediment shall not be covered with any signage.
- **Building Official:** The officer or other designated authority charged with the administration and enforcement of the International Building Code as adopted and amended by the State of Washington and the City of Issaquah and assigned provisions of this Agreement.
- **Building Permit Chart:** Attachment 4 to Appendix A.
- **Building Permit Checklist:** Attachment 5 to Appendix A.
- **Bumper Overhang:** See Appendix C, Section 2.2.
- **Business Identification Sign:** See Appendix G, Section 2.8.

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- **Butcher Shop / Meat Market:** A custom retail meat-cutting operation. This definition does not include slaughtering but does include other accessory uses such as frozen food lockers.
- **Car Wash:** Any structure requiring the installation of special equipment and plumbing, which is used or intended to be used primarily for the washing of motor vehicles.
- **Canopy:** See Appendix G, Section 2.10.
- **Canopy Sign:** See Appendix G, Section 2.11.
- **CARA:** Critical Aquifer Recharge Area.
- **Certificate of Occupancy:** Permit to occupy or change occupancy in a structure.
- **Certification of Consistency:** See Appendix A, Section 1.2.
- **Change of Use:** A change from one use listed in Appendix B to another use listed in Appendix B.
- **Changeable Copy:** See Appendix G, Section 2.12.
- **Changeable Image Sign:** See Appendix G, Section 2.13.
- **Channel or Wall-Mounted Letters:** See Appendix G, Section 2.14.
- **Child Care:** See Day Care Operation.
- **Church / Religious facility:** A permanently located building commonly used for religious worship, fully enclosed with walls and roof.
- **City:** The City of Issaquah.
- **Clearance (of a sign):** See Appendix G, Section 2.15.
- **Clinic, Outpatient:** A space used for the medical examination and treatment of human patients, but without provision for keeping such patients overnight on the premises.
- **Clothing and Shoe Sales / Service / Rental:** Retail sales, service, and/or rental business specializing in clothing services/types such as: clothing that is custom made on-site in limited quantities, alteration/custom fitting/sewing/repair service for individual clients, bridal shops, formal wear, tuxedos, and uniforms. The provision of dry cleaning and pressing services is reviewed as a separate use.
- **Cohabitants:** A group not more than five (5) persons not meeting the definition of “family,” living together as a single housekeeping group in a dwelling unit.

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- **Commercial Use:** An occupation, employment, or enterprise that is carried out for profit by the owner, lessee, or licensee. Includes retail as well as more general commercial uses, including without limitation restaurant, storage, grocery, medical office, and office uses.
- **Community Amenity Space:** See Appendix F, Section 3.1.
- **Community Amenity Space Plan:** See Appendix F, Section 5.1.
- **Community Center:** A facility owned or operated by a public agency or nonprofit corporation; provided, that the principal use of the facility is for public assistance, recreation, community improvement, or public assembly.
- **Community Garden:** See Appendix F, Section 7.1.3.1.
- **Community Recreation Element (“CRE”):** See Agreement, Section 1.8.1.
- **Condominium:** As defined in the revised code of Washington RCW 64.90.010, Condominium means a common interest community in which portions of the real estate are designated for separate ownership and the remainder of the real estate is designated for common ownership solely by the owners of those portions. A common interest community is not a condominium unless the undivided interests in the common elements are vested in the unit owners.
- **Conference Center:** An establishment developed primarily as a meeting facility, which may include recreation facilities, overnight lodging facilities for the participants in a conference, and related activities.
- **Construction Purpose Sign:** See Appendix G, Section 2.16.
- **Construction Trailer:** A temporary trailer, building, or other structure designed to provide internal office administration services and indoor storage, as opposed to customer service, normally associated with construction of a building or development occurring on the same or nearby site.
- **Convalescent Home or Center:** See Assisted Living Facility.
- **Convenience Store:** A retail business enclosed within a structure with the majority of sales relating to food and associated items.
- **Critical Areas:** An area, including its associated buffers, that is subject to natural hazards and/or is a land feature that supports unique, fragile, or valuable natural resources such as fish, wildlife and other organisms and their habitat, and such resources which in their natural state carry, hold, or purify water. Critical areas include the following landform features: erosion hazard areas, flood hazard areas, coal mine hazard areas, landslide hazard areas, seismic hazard areas, steep slope areas, streams and other fish and wildlife habitat conservation areas (FWHCAs), wetlands, and critical aquifer recharge areas (CARAs).



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- **Day Care Operation:** The temporary care of children or adults, generally less than twenty-four (24) hours, which takes place in a structure on a regular recurring basis for pay or other valuable consideration. Care includes, but is not limited to, the furnishing of shelter, sustenance, supervision, education or other supportive service. This includes children under minimum age for education in public schools, preschool operations and programs covering before-school and after-school care for school children. “Day Care Operation” includes:
  - **Day Care Center:** An operation licensed by the state (Chapter 74.15 RCW) providing regularly scheduled care for children or developmentally or physically disabled adults.
  - **Family Day Care Center:** A state-licensed (Chapter 74.15 RCW) operation located in the family residence that provides regularly scheduled temporary care for twelve (12) or fewer children or six (6) or fewer developmentally or physically disabled adults, including those children or adults who reside in the home.
- **Deciduous Trees:** See Appendix E, Section 3.1.
- **Deck:** A horizontal structure without a permanent roof that is used for recreation purposes. Benches, tables or other structures which are permanently attached to the deck are not considered as additional height when measuring the height of the deck from the finished grade. On a multistory building, an individual deck may have a “roof” that is actually related to the story above, such as a balcony, awning, canopy or other architectural feature.
- **Delicatessen (Deli) / Specialty Food Stores:** Retail food stores selling food products such as cooked meats, prepared salads, or other specialty food items. This definition includes seafood, health food and other specialty food stores.
- **Demolish / Demolition:** The removal, during any twelve (12) month period, of more than fifty (50) percent of the exterior walls, bearing walls, columns, beams, or girders, and/or other structural supports of an existing structure. Windows, doors and/or deteriorated wall sections are all considered part of a wall for purposes of this measurement.
- **Department:** See Agreement, Section 3.3.
- **Design Guidelines:** The High Street Properties Architectural Standards provided as Attachment 1 to Appendix A.
- **Development Standards:** The development standards that apply to the Project. See Agreement, Section 2.1.1.
- **Directional Sign:** See Appendix G, Section 2.17.
- **Dormer:** A roofed projection built out from a sloping roof into which a window is set to provide additional interior light and ventilation.

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- **Double Faced Sign:** See Appendix G, Section 2.18.
- **Dripline:** See Appendix E, Section 3.2.
- **Drive-through:** Any portion of a building or structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions.
- **Driveway:** The required traveled path to or through a parking lot for vehicles. This may also refer to the vehicular access for a single family home or duplex, a roundabout, or access from a street to parking within a structure.
- **Drought Tolerant Plants:** See Appendix E, Section 3.3.
- **Drug store / Pharmacy:** Establishments engaged in the retail sale of prescription drugs, nonprescription medicines, cosmetics and related supplies.
- **DSHS:** State of Washington Department of Social and Health Services.
- **Dwelling:** A building or portion of a building designed for residential purposes which includes facilities for living, sleeping, cooking, eating and sanitation, including single family, two (2) family, and multiple dwellings, but not including hotels, inns, or motels, or serviced apartments.
- **Dwelling, Multifamily:** A building or portion of a building designed for long-term (greater than thirty (30) days) occupancy of four (4) or more single households living independently of each other, such as apartments or condominiums, but not including hotels or motels or serviced apartments.
- **Dwelling, Single Family Attached (Townhouse):** Two (2) or more single household dwellings that are attached to one another by a common vertical wall(s) (of fire code required composition), each unit has its own front and rear access to the outside at the ground level. May be single-story or multistory subject to applicable height standards.
- **Dwelling Unit:** A room or a suite of rooms in a building designed for a resident in which food may be prepared, and including facilities for living, sleeping and sanitation. In the situation where a dwelling unit has an approved accessory dwelling unit (ADU), there may be a separate kitchen facility for the approved ADU.
- **Effective Date:** See Agreement, Section 38.
- **EIS:** The Draft and Final Environmental Impact Statement for the Grand Ridge Planned Community issued in June and September 1995. See Agreement, Section 3.1.
- **Electric Vehicle (EV):** See Appendix C, Section 2.3.

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- **Electric Vehicle (EV) Capable or Electric Vehicle (EV) Ready Space:** See Appendix C, Section 2.4.
- **Electric Vehicle Supply Equipment:** See Appendix C, Section 2.5.
- **Engineered Wall:** Retaining Wall or other site wall that supports a surcharge or is greater than 4-ft from the bottom of the footing to the top of wall. An engineered wall requires a separate building permit and structural engineering design.
- **Entertainment / Recreation Uses:** establishments engaged in providing entertainment or recreation opportunities for a fee. These uses include but are not limited to billiards, pool hall, movie theater, concert hall, dance hall, ping pong, bowling alley, and similar uses. This type of use may also sell food and/or alcohol.
- **Evergreen Trees:** See Appendix E, Section 3.4.
- **Façade:** The continuous exterior wall of a structure on the front, side or back of a building including projections from and attachments to the wall. Projections and attachments may include but are not limited to balconies, decks, porches, chimneys, canopies, unenclosed corridors and similar projections.
- **Façade Area:** See Appendix G, Section 2.19.
- **Family:** A person, or two (2) or more persons related by blood or marriage or law living together as a single housekeeping unit in a single dwelling. For unrelated persons residing together, see “Cohabitants.” In addition, the following uses shall be accepted as families pursuant to the requirements of state and/or federal law:
  - Adult family homes licensed pursuant to RCW 70.128.150;
  - Foster homes for the placement of the disabled, or expectant mothers in a residential setting including, but not limited to, foster family homes licensed pursuant to Chapter 74.15 RCW, community group care facilities licensed pursuant to Chapter 74.15 RCW and crisis residential centers pursuant to Chapter 13.32A RCW; and
  - Consensual living arrangements of the disabled protected pursuant to the Federal Fair Housing Act amendments.
  - Secure community transition facilities, as defined in Chapter 71.09 RCW, are not protected under the definition of “family.”
- **Family Home, Foster:** An agency which regularly provides care on a twenty-four (24) hour basis to one (1) or more children, expectant mothers, or persons with developmental disabilities in the family abode of the person or persons under whose direct care and supervision the child, expectant mother, or person with a developmental disability is placed.

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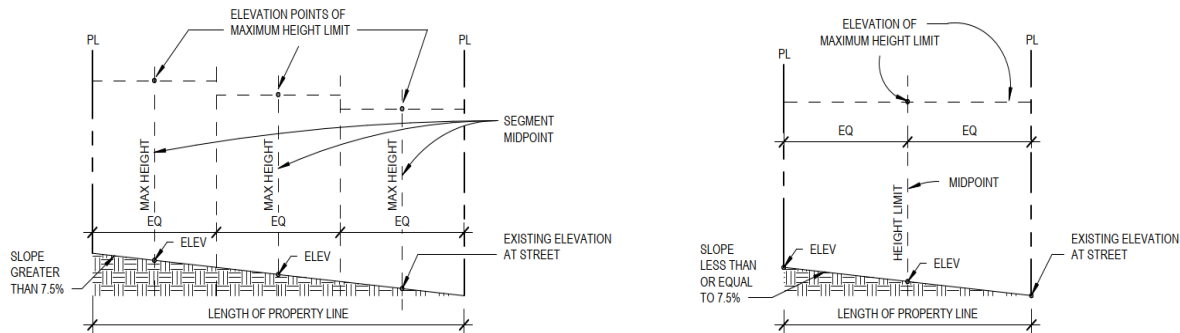
- **Family Members:** Persons related by blood, marriage, law, or adoption, including foster children.
- **Fee Schedule:** Attachment 3 to Appendix A.
- **Fence:** Any artificially constructed barrier, other than a building, of any material or combination of materials used to enclose or screen areas of land or used as a means of protection or confinement.
- **Final Plat Chart:** Attachment 7 to Appendix A.
- **Flag:** See Appendix G, Section 2.20.
- **Flex Space:** commercial property that is flexible in its design to allow for a variety of commercial uses including but limited to office, retail, service and/or light industrial uses. Also called Flex Commercial Space. These uses must be contained completely within the building.
- **Floor Area, Gross:** The sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the interior faces of exterior walls. The term “gross floor area” includes basements, elevator shafts and stairwells at each story; floor space used for mechanical equipment with structural head room; interior balconies; and mezzanines. Gross floor area shall not include exterior, occupiable spaces such as decks, balconies and patios that are above grade and outside the conditioned envelope of the building. Parking structures that are below grade and rooftop mechanical structures are excluded from gross floor area. For the purpose of determining off-street parking requirements, “gross floor area” shall be defined as the total of all floor areas of a building as measured from the interior surface of each exterior wall of the structure excluding stairwells and elevator shafts, mechanical rooms, janitorial sink rooms, restrooms, attic space and interior vehicular parking or loading, and all floors below the first or ground floor, except when used or intended to be used for human habitation or service to the public. Hallways, lobbies, conference rooms, enclosed porches and balconies shall be included in the gross floor area for determining off-street parking requirements.
- **Floor Area Ratio:** The ratio of the amount of gross floor area in all structures on a lot to the total area of the lot on which the structures are located.
- **Florist Shop:** Establishments engaged in the retail sale of flowers and plants.
- **Food Stands / Trucks:** Carts, vehicles or other mobile means for the distribution and/or sale of food and beverages. All means for preparation shall be contained onboard, except connection to a external water and power supply is allowed.
- **Force Majeure Event:** See Agreement, Section 27.1.
- **Franchise Sign:** See Appendix G, Section 2.21.

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- **Freestanding Sign:** See Appendix G, Section 2.22.
- **Frequent Transit Service Facility:** See Appendix C, Section 2.6.
- **Frontal Plane:** See Appendix G, Section 2.23.
- **Fuel/Charging Price Sign:** See Appendix G, Section 2.24.
- **Furniture Store:** Establishments engaged in the retail sale of household furniture and furnishings for the home.
- **Funeral Home / Mortuary:** Building where services and/or ceremonies are held in conjunction with human burial or cremation. Crematories may be an accessory use to a funeral home; however, in some cases, crematories may include additional impacts to those of the funeral home and require additional review.
- **Gable:** An end wall of a building having a triangularly shaped upper portion formed by a sloping roof on either side of a ridge and the top of the wall plate.
- **Glare:** A sensation of brightness produced by light within the visual field that is sufficiently greater than the light in the surroundings and/or to which the eyes are adapted that causes annoyance, discomfort, distraction, and/or loss in visual performance or visibility.
- **Golf, Indoor Virtual:** a use within the interior of a structure that utilizes a golf simulator and or short range contained driving area for entertainment, exercise and play. This may also include accessory uses such as limited retail, and food and beverages
- **Government Services:** Any facility operated by a federal, state or local agency. (See also Community facility; Facilities, public.)
- **Grade:** The point of elevation of the surface of the ground or paving where it touches the building.
- **Grade Plane, Average:** The average elevation of the finished grade, shall be determined as follows:
  - The average of the midpoints, measured horizontally, of each exterior wall of the structure, or
  - The average of each side of the smallest rectangle that can be drawn to enclose all exterior walls of the structure at grade, or
  - The average at the midpoint of each major lot line, or
  - When the slope of grade exceeds 7.5 percent at a lot line, multiple average grade planes may be established for a single site. The lot shall be divided into rectangular segments no longer than 120 feet in length perpendicular to the slope.

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The midpoint of each segment shall establish the average grade plane for that section.



- **Grade, Existing:** The elevation of the ground surface prior to commencement of work per the proposed development, prior to manmade alterations, such as grading, filling, or excavating activity.
- **Grade, Finished:** The final elevation of the ground surface after manmade alterations, such as grading, filling, or excavating activity.
- **Green Walls:** See Appendix F, Section 7.2.1.
- **Grocery Store:** A retail business enclosed within a structure with the majority of sales relating to food and associated items. Outdoor storage and display areas are allowed.
- **Groundcover:** See Appendix E, Section 3.5.
- **Group Care Facility, Community:** A facility, other than a foster family home, which is maintained and operated for the care of a group of children on a twenty-four (24) basis. Also see “Family.”
- **Halo Lighting:** See Appendix G, Section 2.25.
- **Health / Fitness Club:** A private facility providing fitness instruction, exercise equipment and space for use by paying members and/or guests. These uses include but are not limited to: martial arts school, dance, yoga, pilates studio, gymnastics, climbing gym and spin studio).
- **Hearing Examiner:** The hearing examiner for the City of Issaquah.
- **Height (of Sign):** See Appendix G, Section 2.26.
- **Herbicide:** See Appendix E, Section 3.6.

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- **Hobby / Game Shops:** Establishments engaged in the retail sale of toys, games, hobby and craft kits.
- **Holiday Sign:** See Appendix G, Section 2.27.
- **Home Occupation:** A business carried on as a secondary, incidental or accessory use by the permanent resident(s) of the dwelling for gain or support, when on-site work is conducted entirely within a residential dwelling or a building accessory thereto, and when such occupation is in compliance with the terms and conditions of this Agreement.
- **Hospital:** An institution providing clinical, temporary, and emergency services of a medical or surgical nature to human patients which is licensed by state law to provide facilities and services for surgery, obstetrics, and general medical practice as distinguished from clinical treatment of mental and nervous disorders.
- **Hotel:** A facility offering transient lodging accommodations on a daily or weekly rate to the general public and which may provide additional services, such as restaurants, meeting rooms, and recreation facilities, and may include timeshare lodging or fractional ownership.
- **High Street Collection Preliminary Plat:** The High Street Collection Preliminary Plat approved by the City on September 18, 2023.
- **HSC Project Envelope:** See Agreement, Section 3.7.
- **Hydrozone:** See Appendix E, Section 3.7.
- **IHCA:** Issaquah Highlands Community Association.
- **IHDA:** The Grand Ridge Annexation and Development Agreement executed on June 19, 1996.
- **Illumination:** See Appendix G, Section 2.28.
- **IMC:** Issaquah Municipal Code.
- **Impervious Surface:** A hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, eaves, walkways, patios, decks (covered or open slat construction are both considered impervious), driveways, parking lots or storage areas, concrete or asphalt or other paving, pavers, and/or other hard-surfaced impermeable materials, gravel roads, packed earthen materials, rockeries and oiled macadam or other surfaces which similarly impede the natural infiltration of surface and storm water runoff. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for the purposes of this definition.

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- **Improvement, Site:** Any manmade, immovable item which becomes part of, is placed upon, or is affixed to, real estate.
- **Improvement, Substantial:** Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the actual cash or market value, whichever is higher, of the structure. Cash or market value is determined by either:
  - The value before the improvement is started; or
  - If the structure has been damaged and is being restored, the value before the damage occurred.

Substantial improvement is started when the first alteration of any structural part of the building commences.

- **Inn:** A group of attached or detached buildings on the same lot containing less than twenty-five (25) individual sleeping quarters for rental to the public. An operation with twenty-five (25) or more individual sleeping quarters is defined as a “motel” or “hotel” or “serviced apartment”.
- **Information Sign:** See Appendix G, Section 2.29.
- **Irrigation and/or Drainage Facilities:** All irrigation and/or drainage structures, including but not limited to standpipes, weir boxes, pipelines, ditches, pumphouses, culverts, biofiltration swales, detention ponds, landscape irrigation pipes, and level spreaders.
- **Laboratory Facility:** An educational or medical use dedicated to the study of scientific and technical processes and theories which include laboratory testing and experimentation with living animals. (See also Research facility.)
- **Land Use or “Use”:** A description of how land is occupied or utilized.
- **Land Use Approvals:** See Appendix A, Section 1.3.
- **Land Use Checklist:** Attachment 2 to Appendix A.
- **Landscape Plan:** See Appendix E, Section 3.8.
- **Landscaping:** The arrangement and planting of trees, grass, shrubs and flowers, and the placement of fountains, patios, street furniture and ornamental concrete or stonework and artificial turf.
- **Large Inflatable Object:** See Appendix G, Section 2.30.
- **Large Tenant Improvement Permits (LTI):** Building permit applications for tenant improvements with a valuation of greater than \$500,000. See Appendix A, Section 4.6.2.



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- **Live Work:** A single unit which can accommodate both commercial or office space and a residential component that is occupied by the same resident/user.
- **Loading Space:** An off-street space on the same lot with a structure or use, or contiguous to a group of structures or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials, and which abuts a street, alley or other appropriate means of access and egress.
- **Loading Zone:** An on-street zone in the public right of way, for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials, and which abuts a street, alley or other appropriate means of access and egress.
- **Long Term Care Facility:** As defined by the revised code of Washington RCW 43.190.020 is any of the following:
  - Facility which:
    - Maintains and operates twenty-four (24) hour skilled nursing services for the care and treatment of chronically ill or convalescent patients, including mental, emotional, or behavioral problems, intellectual disabilities, or alcoholism;
    - Provides supportive, restorative, and preventive health services in conjunction with a socially oriented program to its residents, and which maintains and operates twenty-four (24) hour services including board, room, personal care, and intermittent nursing care. Long Term Care Facility includes nursing homes and nursing facilities, but does not include acute care hospital or other licensed facilities except for that distinct part of the hospital or facility which provides nursing facility services.
  - Any family home, group care facility, or similar facility determined by the secretary, for twenty-four (24) hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.
  - Any swing bed in an acute care facility.

See also, “Assisted Living Facility”.

- **Lot:** A parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law.
- **Lot Coverage:** That portion of the lot that is covered by structures, and all other impervious surfaces on that parcel. This term is synonymous with impervious surface. (See Impervious Surface.)
- **Lot, Interior:** A lot other than a corner lot.

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- **Lot Line, Front:** In the case of an interior lot, the lot line which abuts upon a street; in the case of a corner lot or through lot, the lot line having the least frontage on a street.
- **Lot Line, Rear:** A lot line opposite and most distant from the front lot line, and, in the case of a triangular or odd-shaped lot, a line ten (10) feet in length within the lot, parallel to and at a maximum distance from the front lot line.
- **Lot Line, Side:** Any lot boundary line which is not a front or rear lot line.
- **Lot, Through:** A lot having frontage on two (2) parallel or approximately parallel streets.
- **Lot Width:** The mean horizontal distance between the side lot lines measured at right angles to the lot depth.
- **Lumen:** A measure of luminous flux or light energy generated by a light source. The lumen rating of a light bulb or lamp is provided by the manufacturer of the light bulb or lamp.
- **Major Modification:** See Agreement, Section 5.
- **Major Modifications Chart:** Attachment 8 to Appendix A.
- **Marquee Sign:** See Appendix G, Section 2.31.
- **Medical and Dental Offices:** Professional medical and dental offices for the examination and treatment of human patients, but without provision for keeping such patients overnight on the premises (outpatient care services); includes chiropractic, counseling, massage therapy, chiropractor and physical therapy. May include accessory pharmacies and research facilities.
- **Memorial Sign:** See Appendix G, Section 2.32.
- **Memory Care Facility:** a type of long-term care geared toward those living with Alzheimer's disease or another form of progressive-degenerative dementia. People who require a higher level of support than what is offered in assisted care facility or nursing home, or who have advanced dementia that makes it unsafe to remain at home. Memory care facilities provide a safe environment that's specially designed to protect residents against wandering and self-harm. See also "Assisted Living Facility".
- **MFTE Amendment:** Attachment 3 to the Agreement.
- **Microbrewery:** An operation where specialty beer is produced and distributed to a lesser extent than a "full brewery" according to the brewery industry standards. For the purpose of this Agreement, if more than two thirds (2/3) of the square footage of the microbrewery building and related structures is devoted to the process of brewing beer, storing and/or distributing the beer, then the primary use shall be classified as "Manufacturing." If the majority of the square footage of the microbrewery building and related structures is devoted to such uses as a tasting room, restaurant and/or gift shops, the brewery operation is

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considered an accessory use. The review process, development standards and parking requirements shall be based on the primary use.

- **Minor Modification:** See Agreement, Section 6.
- **Mitchell Hill Amendment:** See Agreement, Section 9.1.
- **Mixed use:** Any and all combinations of Commercial and Residential uses in one building, or in multiple adjacent buildings when processed together as part of a single development application.
- **Monument Sign:** See Appendix G, Section 2.33.
- **Motel:** A group of attached or detached buildings on the same lot containing individual sleeping quarters, with not more than fifty (50) percent of the units containing cooking facilities, for rental to the public. Motels generally have twenty-five (25) or more individual sleeping quarters.
- **Motor Vehicle:** See Appendix C, Section 2.7.
- **Movable Sign:** See Appendix G, Section 2.34.
- **Mulch:** See Appendix E, Section 3.9.
- **Multi-business Development:** See Appendix G, Section 2.35.
- **Multi-business Wall Sign:** See Appendix G, Section 2.36.
- **Museum / Art Gallery:** Institution for the public presentation and viewing of art and/or historic artifacts owned and operated by a public or private nonprofit entity. See Studio/gallery for commercial uses that sell art items. Does not include any adult entertainment facility.
- **Native Vegetation:** See Appendix E, Section 3.10.
- **New Commercial, Multifamily Residential, Townhouse:** A building permit application for commercial uses, multifamily residential, or more than four (4) townhomes. See Appendix A, Section 4.6.3.
- **Nonmotorized Facilities:** A collective term used to describe all features provided to enable and support transportation by nonmotorized means including, but not limited to: sidewalks, walkways, bicycle lanes, shared use corridors, trails, bicycle parking, benches, and similar pedestrian- and bicycle-oriented items (may also appear as nonmotorized facilities).
- **Non-Restricted Residential Units:** Units that are neither Age-Restricted nor Assisted Living units. See Agreement, Section 1.6.4.

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- **Nursing Home / Skilled Nursing Facility:** A building occupied or intended to be occupied by convalescents, disabled and aged persons which primarily provides inpatient skilled nursing care, dietary related services to patients who require medical, nursing, or rehabilitative services but does not provide the level of care or treatment available in a hospital. See also “Assisted Living Facility”.
- **Occupancy:** The purpose for which a structure, portion of a structure, or lot is used or intended to be used. For purposes of this Agreement, a change of occupancy is not intended to include a change of tenants or proprietors, but is intended to indicate a change in the type of use.
- **Odd-shaped Lot:** A lot with a boundary shape different than a triangular, square or rectangular shape.
- **Office / Professional / Financial:** Establishments such as those engaged in providing internal office administration, the headquarters and/or the administrative office for a major corporation or establishments engaged in providing professional services such as advertising, architecture, consulting, engineering, finance, insurance, law, real estate, software design and technical support to business establishments or individual clients from an office setting with no on-site manufacturing or outdoor storage. This use classification includes banks and similar financial institutions.
- **Office / Professional / Service Related:** Establishments engaged in providing services to business establishments or individual clients from an office setting with no outdoor storage.
- **Off-Street Parking:** See Appendix C, Section 2.8.
- **Outdoor Commercial Sign:** See Appendix G, Section 2.37.
- **Outdoor Lighting:** All lighting of a building and/or building site that is located outdoors, including parking lot lighting, building facade lighting, canopy lighting and interior lighting of parking garages that is measurable and visible through openings in the facade.
- **Outdoor Vendor:** See Appendix G, Section 2.38.
- **Owner:** IHIF Commercial, LLC, a Washington limited liability company, or its successor(s) in interest. For purposes of applications for Administration Decisions and building permits, shall include the Owner’s agents, such as architects and consultants, as well as Owner’s successors and assigns. See Appendix A, Section 1.4.
- **Painted Wall Mural:** See Appendix G, Section 2.39.
- **Painted Wall Sign:** See Appendix G, Section 2.40.
- **Parcel:** A lot or tract of land. (See Lot.)

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- **Park and Ride Lot:** Vehicle parking specifically for the purpose of access to a public transit system.
- **Parking, Bicycle:** A bicycle rack, locker or similar permanent installation providing for the secure storage of a bicycle in a manner that does not obstruct required sidewalks or walkways.
- **Parking Lot:** An area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking. See Appendix C, Section 2.9 and Appendix E, Section 3.11.
- **Parking Garage:** See Appendix E, Section 3.12.
- **Parking Lot or Garage, Commercial:** A “commercial parking lot” is not accessory to a particular use, yet stands alone as an individual commercial use as fees are collected through meters or other methods. Parking spaces within a “commercial parking lot” may be used to fulfill shared parking or required parking for uses adjacent to the parking lot only when a binding contract between the “lot” owner and the “use” owner has been approved by the City.
- **Parking, Stacking Space:** Area provided for waiting vehicles for a drive-through window facility.
- **Parking Structure:** See Appendix C, Section 2.10.
- **Parking, Tandem:** Parking spaces which have a single means of ingress and egress.
- **Parties:** Collectively, Owner and the City.
- **Pawn Services:** An establishment that lends money at interest in exchange for valuable personal property left as security, and including the sale of the same personal property and other goods or merchandise to the general public for personal or household consumption, and rendering services incidental to the purchase and sale of such goods.
- **Pedestrian-Oriented / Pedestrian Orientation:** Those uses, structures or areas which, because of scale, character, materials, accessibility or other element, encourage walking and wheelchair use.
- **Pedestrian-Oriented Sign:** See Appendix G, Section 2.41.
- **Permit:** Written governmental approval issued by an authorized official, empowering the holder thereof to take some action permitted only upon issuance of written approval. (See also Project Permit.)
- **Permit Center:** The entity within the City which coordinates the review of Development Permit applications.

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- **Permit Processing Periods:** See Agreement, Section 21.3.1.
- **Permitted Use:** The occupation or utilization of land as allowed under this Agreement.
- **Personal Grooming Services:** Retail service businesses related to personal grooming such as barber shops, beauty shops, hair salons, nail salons, and tanning salons, massage, and skin care. May include accessory retail sales of related products.
- **Pervious Surface:** A surface which does not prevent or retard the entry of water into the soil mantle as under natural conditions prior to development. Open, uncovered retention/detention facilities shall not be considered as impervious surfaces for the purposes of this document. (See also Impervious surface.)
- **Pesticide:** See Appendix E, Section 3.14.
- **Pet Day Care:** A soundproofed, indoor retail service use providing daily pet boarding without keeping animals overnight.
- **Pet Shop:** Establishments engaged in the retail sale and grooming of pets and small animals, and/or the sale of pet supplies.
- **Planting Area:** See Appendix E, Section 3.13.
- **Plazas:** See Appendix F, Section 8.1.
- **Poster:** See Appendix G, Section 2.42.
- **Preliminary Plat Chart:** Attachment 6 to Appendix A.
- **Primary Sign:** See Appendix G, Section 2.43.
- **Prime Hours of Operation / Use:** See Appendix C, Section 2.11.
- **Private Outdoor Retail Display / Sidewalk Sale:** Exhibit of goods which are directly accessible to the public for retail sale on private property. These display areas are accessory to the subject retail use.
- **Private Festival Street:** See Appendix F, Section 9.1.
- **Private Outdoor Amenity Space:** See Appendix F, Section 3.2.
- **Private Parks:** See Appendix F, Section 7.1.2.1.
- **Private Property Sign:** See Appendix G, Section 2.44.
- **Professional Guest Suite:** A facility, including an apartment or condominium, offering transient lodging accommodations on a short-term basis (less than thirty (30) days), and

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which may include individual kitchen facilities in some or all of the units and may also include amenities such as fitness, dining, meeting space, and lobby check-in.

- **Property:** Approximately 21.46 acres of Owner's land in the Issaquah Highlands as shown on the map attached to this Agreement as Attachment 1; and as legally described in Attachment 2.
- **Project:** See Agreement, Section 1.1.
- **Project Phase:** See Agreement, Section 1.3.
- **Projection Sign:** See Appendix G, Section 2.46.
- **Public Art:** Any statue, painting, mural, sculpture or other art form that is provided for public viewing.
- **Public Parks:** See Appendix F, Section 7.1.1.1.
- **Read Board:** See Appendix G, Section 2.45.
- **Real Estate Sales / Leasing Offices:** Establishments engaged in providing real estate services including leasing to business establishments or individual clients from an office setting with no outdoor storage. When associated with and occurring on the same or nearby site of a new development, the real estate sales office may be located within a temporary construction trailer.
- **Real Estate Sign, For Sale, Rent Lease:** See Appendix G, Section 2.47.
- **Recreational Uses:** A place designed and equipped for the conduct of sports, leisure time activities and other customary and usual recreational activities.
- **Remodels, Substantial:** A substantial remodel is an upgrade or change to an existing structure or use that expands the gross square footage of the use by ten percent (10%) or more.
- **Research and Development Lab:** An educational or medical use dedicated to the testing and/or study of scientific and technical processes and/or theories including laboratory testing and/or experimentation with biological materials, chemicals and/or living animals. A research and development lab may include incidental manufacturing.
- **Research Facility:** An accessory educational or medical use dedicated to the routine study of scientific and technical processes and theories which does not include laboratory testing of known biohazards or living animals. (See also Laboratory Facility and Research and Development Lab.)
- **Residential Use or "Residential":** Land, buildings or structures, or portions thereof, used, designed, or intended to be used principally (or primarily) as living accommodation for one

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or more individuals. Includes all market-rate residential units, Affordable Housing units, assisted living units, and age-restricted units.

- **Residential Care Facility:** A facility, licensed by the state, that cares for at least five (5) but not more than fifteen (15) people with functional disabilities, that has not been licensed as an adult family home pursuant to RCW 70.128.060. A residential care facility is defined as an essential public facility in accordance with RCW 36.70A.200. See also, “Assisted Living Facility”.
- **Restaurant / Café / Coffee Shop:** A commercial business establishment operated primarily for preparing, cooking, and serving of meals and/or nonalcoholic beverages, with any serving of alcoholic beverages as incidental thereto in a manner consistent with the Washington State licensing requirements of RCW 66.24.330 and/or WAC 314-02-015. An espresso stand or coffee bean roaster shall be considered a coffee shop, so long as they serve prepared beverages.
- **Retail Accessory Uses:** are uses that are incidental and subordinate to the principal General Retail or Service use, and includes but is not limited to ATMs, drive-thru window, day care.
- **Retail / Service, General:** means a commercial enterprise that provides goods and/or services directly to the ultimate consumer, whose goods are available for immediate purchase and removal from the premises by the purchaser and/or whose services are traditionally not permitted within an office/professional/financial use. The sale and consumption of food are included if: (a) the seating and associated circulation area does not exceed more than 10 percent of the gross floor area of the use, and (b) it can be demonstrated to the City that the floor plan is designed to preclude the seating area from being expanded. Accessory outdoor storage may be permitted, provided it complies with screening requirements. An outdoor display area may be permitted, provided it complies with related permit requirements. Retail in General Retail / Service includes Department stores, outlet stores, and/or variety stores. General retail stores may offer products such as but not limited to antiques, apparel, accessories, leather goods, appliances, bicycles, books, clothing, fabric, computers and electronics, gifts, greeting cards, housewares, jewelry, magazines, music, musical instruments, newspapers, paint, photographic equipment, plant nursery, personal medical supplies, pharmaceuticals, sundry retail, secondhand items, shoes, stationary, sporting goods, videos, variety store, gift shop, outlet stores, consignment sales, laundromat, dry cleaning and press shop, mailing services, equipment and household item sales/rental, pawn services, copy center, office center, small appliance repair, locksmith, jewelry repair, banking
- **Retaining Wall:** A structure constructed to hold back or support an earthen bank, or to raise the grade of a lot four (4) feet or more. For the purposes of this definition, ornamental structures that hold back or support earthen banks that are less than four (4) feet shall not be considered retaining walls.
- **Retirement Home:** An establishment providing domestic care of retired persons who are not in need of medical or nursing treatment except in the case of temporary illness. “Retirement home” does not include nursing, convalescent or rest homes, hospitals or sanitariums. See also, “Assisted Living Facility”.



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- **Right-of-way:** A strip of land conveyed or dedicated the City or other public agency for purposes of a street or public access.
- **Rockery:** A structure constructed of boulders or rocks to prevent erosion of an existing slope, usually involving grading, filling or earth removal. The creation of a rockery in excess of four (4) feet is typically reviewed through a Clearing/Grading Permit.
- **Roof Sign:** See Appendix G, Section 2.48.
- **Rotating Sign:** See Appendix G, Section 2.49.
- **Routine Maintenance/Repair:** Usual acts that do not require a permit to prevent a decline, lapse, or cessation from a lawfully established condition that do not involve structural alteration or change to a nonconforming situation and result in a state comparable to the original condition, including but not limited to size, shape, configuration, location and external appearance.
- **Sales / Leasing Trailer:** A temporary trailer, building, or other structure designed to provide internal office administration services and indoor storage, normally associated with sales related to the construction of a building or development occurring on the same or nearby site.
- **Satellite Dish:** A dish-shaped structure or facility used to broadcast or receive television, radio, ham radio, shortwave radio, microwave, satellite or other electronic signals.
- **School:** includes the following:
  - **Preschool (Pre-Kindergarten):** see Day Care Operation
  - **School, Elementary:** Public or private educational institutions authorized by the state which offer instruction to grades kindergarten (K) through five (5) or six (6). Includes Montessori or similar schools if they provide instruction to students in grades kindergarten (K) through eight (8). See also School, primary or secondary.
  - **School, High:** Public or private educational institutions authorized by the state which offer instruction to grades nine (9) or ten (10) through twelve (12). See also School, primary or secondary.
  - **School, Junior High/Middle:** Public or private educational institutions authorized by the state which offer instruction to grades six (6) through eight (8) (middle school) or seven (7) through nine (9) (junior high school). See also School, primary or secondary.
  - **College or University:** means an educational institution authorized by the state to award associate, baccalaureate, or higher degrees

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- **School, Vocational/Technical:** A commercial or public establishment offering training in a skill or trade to be pursued as a career or type of specialized instruction to a minority group of the general population.
- **School, Business:** A commercial or public school providing instruction in professional skills including, but not limited to, business management.
- **Screening:** The method by which a view of one site from another adjacent site is shielded, concealed or hidden, for example, by fences, walls, hedges, landscaping, berms, or other features.
- **Secondary Sign:** See Appendix G, Section 2.50.
- **Senior Housing:** Dwelling units specifically designed for occupancy by persons of fifty-five (55) years of age or older and their spouses or partners. Senior Housing includes an establishment providing residence for retired persons who are not in need of medical or nursing treatment except in the case of temporary illness. Senior Housing may also be called Independent Living or a Retirement Community. Senior Housing does not include assisted living, nursing, convalescent, hospitals, or sanitariums, but Senior Housing may be included in an Assisted Living Facility.
- **SEPA:** The State Environmental Policy Act.
- **Setback:** The required minimum horizontal distance between the building line and the related front, side or rear property line. Chimneys, flues, belt courses, sills, pilasters, ornamental features, cornices, eaves, gutters, dormer extensions, greenhouse or bay windows and the like may project into a required setback.
- **Shed Roof:** A dormer with a shed roof; having a roof with only one (1) sloped side that slopes in the same direction as the roof in which the dormer is located.
- **Shooting Range, Indoor:** An establishment designed and developed to provide for the safe firing of firearms or archery equipment indoors.
- **Shopping Center:** A grouping of retail business and service uses on a single site with common parking facilities and a unified design theme. For purposes of this Agreement, a “shopping center” is specifically defined as any retail commercial development that is over twenty-five thousand (25,000) square feet gross leasable area; or any retail commercial development that is a combination of three (3) or more shops in a cluster or connected by an adjoining wall, roof or other structural element.
- **Shrubs:** See Appendix E, Section 3.15.
- **Sidewalk:** A paved, surfaced or leveled area that is usually located within public rights-of-way and is usually parallel to and separate from the street, and is used as a pedestrian walkway. Privately owned sidewalks may be adjacent to public right of ways to create plaza space or increase the usable width of the sidewalk that is within the right of way.

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- **Sight Distance:** The ability to visually distinguish or recognize individuals from a site property line that allows for visibility of an object at a specified height, stationary or moving, from a specified height and location.
- **Sign:** See Appendix G, Section 2.51.
- **Sign Structure:** See Appendix G, Section 2.52.
- **Significant Tree:** See Appendix E, Section 3.16.
- **Single Household:** Occupancy of a single dwelling unit limited to family, or cohabitants, or persons who have obtained a grant of reasonable accommodation.
- **Site Area:** the total horizontal area of a site within the site boundary.
- **Site Area, Gross:** The total area of a subject property prior to any deductions for public or private roadways, dedicated right-of-way, exclusively used easements or special purpose overlay districts.
- **Site Plan:** A document or group of documents, prepared to scale, containing sketches, text, drawings, maps, photographs and other material intended to present and explain accurately and with complete dimensioning the boundaries of a site and the location of all buildings, structures, uses, physical design, interior vehicular, bicycle and pedestrian access, the provision of improvements, principal site development features proposed for a specific parcel of land, and the interrelationship of these elements.
- **Site Walls:** Walls that may or may not retain soil, and which may be also used for fall protection, delineation of space, defining streets, etc. Retaining walls are a subset of site walls.
- **Small Tenant Improvement Permits (STI):** Building permit applications for tenant improvements with a valuation of less than \$500,000. See Appendix A, Section 4.6.1.
- **Social Services / Nonprofit Organizations:** Public and/or nonprofit establishments or service organizations which provide aid and support to the community.
- **Special or One-time Events:** See Appendix G, Section 2.53.
- **Special Event:** An event or happening organized by any person which will generate or invite considerable public participation and/or spectators for a particular and limited purpose and time, including, but not limited to, fun runs, roadway foot races, fundraising walks, bikeathons, parades, carnivals, shows, exhibitions, circuses, live music, outdoor movies, farmers markets and fairs. Special events permits are required for those events conducted on the public streets.
- **Sport Courts:** Paved or otherwise impervious surfaces, including basketball, pickle ball and tennis courts, used for recreation.

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- **Story:** As defined in the IBC including Washington state amendments.
- **Street:** A public or private vehicular thoroughfare affording a principal means of access to abutting property.
- **Street Frontage:** See Appendix G, Section 2.54.
- **Structural Alterations:** Any change in the supporting members of a building such as bearing walls, columns, beams, floor or roof joists, or changes in roof or exterior lines.
- **Structure:** See Appendix G, Section 2.55.
- **Structure, Temporary:** A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.
- **Structure Value:** For new alteration, construction, remodel or other building activity, the value determined by the most recent International Code Council (ICC) construction valuation tables. For existing structures or developments, the value determined by the latest King County assessed improvement value.
- **Studio / Gallery:** A shop for the production and/or display of art and/or related items such as photos, pottery, stained glass, and video production as well as associated retail. Does not include any adult entertainment facility.
- **Surveyor:** A person licensed by the State of Washington to engage in the practice of land surveying, as defined by RCW 18.43.020.
- **Tanning Salon:** A retail service establishment that offers services for the artificial tanning and skin beautification, which could include UV-bed light tanning and spray tan application and including the sales of other related goods and services.
- **Tasting Room:** A tasting room is an area that is standalone or within a food or beverage production and/or manufacturing operation such as a winery, brewery or distillery where the final products may be consumed by the public free of charge or for a fee. The square footage for the tasting room shall be counted as non-manufacturing square footage.
- **Temporary Sign:** See Appendix G, Section 2.56.
- **Timely Permit Decisions:** See Agreement, Section 21.3.1.
- **Trails:** See Appendix F, Section 10.1.
- **Trailhead:** A public parking and/or gathering terminus that gives public access to a designated park and/or recreation area. Area access is usually by means of a trail, service road, or abandoned railroad grade. Trailheads are differentiated by class depending on size and facilities required.

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- **Transit Center, Public:** Sheltered waiting areas located where several bus routes converge. They serve as efficient hubs to allow bus riders from various locations to assemble at a central point to take advantage of express trips or other route to route transfers. This definition includes, but is not limited to, Issaquah Highlands Park and Ride, located at 1755 Highlands Drive NE.
- **Transit-Oriented Development:** Pedestrian-friendly development focused around a major transit access point or Public Transit Center. Elements include compact, mixed-use development with facilities and design that enhance the environment for pedestrians in terms of safety, walking distances, comfort and the visual appeal of the surroundings.
- **Transmission Line:** Line carrying power from the point of generation and delivers it to distribution substations. Transmission lines operate at a nominal voltage of fifty-five (55) kilovolts or more, usually one hundred fifteen (115) or two hundred thirty (230) kilovolts.
- **Transportation Demand Management (TDM) Study:** See Appendix C, Section 11.7.
- **Transportation Management Plan (TMP):** A contract between the City and a property owner, employer, or group of employers stating that the property owner or employer(s) will provide education, opportunities, and employee incentives and ride sharing, parking incentives and other transportation alternatives. The TMP also addresses the responsibility of the property owner or employer(s) for monitoring the success of the TMP and reporting the annual results to the City.
- **Transportation, Nonmotorized:** Mobility of persons through methods which do not include a fuel powered engine, such as walking, jogging and biking. Electric bicycles, scooters and similar are considered to be “motorized.”
- **Urban Road Standards:** See Appendix D, Table of Urban Road Standards.
- **Use:** The purpose for which land or a building is designed, arranged or intended, or for which it is occupied or maintained, let or leased.
- **Use, Adjacent:** Land use on the immediately adjacent or adjoining lot or property.
- **Use or Building, Principal:** The primary use of the lot upon which said use or building is located.
- **Use or Structure, Accessory:** A use or structure customarily incidental to a permitted principal use or building and located on, or contiguous to, the same lot with such principal use or building.
- **Use, Permitted:** A land use which is allowed under this Agreement.
- **Use, Temporary:** An activity which is intended for a limited duration.

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- **Utility:** Utilities are services which produce and/or carry electric power, gas, sewage, water, communications or oil.
- **Utility Facilities:** Buildings, telephone exchanges, sewage pumping stations, gas, water and electrical substations, regional storm drainage detention facilities and similar facilities located on a specific site and necessary for the operation of a utility. This definition includes major utility facilities and minor utility facilities.
- **Vehicle Parking Credit:** See Appendix C, Section 2.12.
- **Vending / Food Stand:** Temporary, outdoor stand or any display for the purpose of retail sales of items including but not limited to; agricultural products, farm produce, Christmas Trees, prepared food, beverage items, merchandise/services. The stand would be at a fixed location. Vending stands include but are not limited to espresso carts, food trucks, Christmas tree, flower and produce stands, construction trailers, beer gardens and other retail sales typically found at farmers markets. Such uses are prohibited in the public right-of-way without a special event permit.
- **Veterinary Hospital / Animal Clinic:** A structure used for veterinary care of sick or injured animals. The boarding of animals is limited to short-term care, and is accessory to the principal use. This definition does not include kennels.
- **Walkway:** A paved, surfaced or leveled area on property outside public rights-of-way, and used as a pedestrian passageway.
- **Wall Sign:** See Appendix G, Section 2.57.
- **Water-Wise:** See Appendix E, Section 3.17.
- **Wastewater Treatment Facility:** Establishment for the treatment of sewage.
- **Window Sign:** See Appendix G, Section 2.58.
- **Wine Cellar / Bottle Shop:** A commercial use that includes the storage and/or sale of wine, beer, sake, liquor and other distilled or fermented beverages. These may be standalone or located within production facilities for the same type(s) of beverage.
- **Wireless Communication Facility:** Any unstaffed facility for the transmission and/or reception of radio frequency (RF) signals through electromagnetic energy usually consisting of an equipment or cabinet, a support tower or other structures used to achieve the necessary elevation, and the transmission and reception devices or antenna.
- **Woonerf:** See Appendix F, Section 9.3.
- **Xeriscape:** See Appendix E, Section 3.18.
- **Year-Round Sight Barrier:** See Appendix E, Section 3.19.