

List of Comprehensive Plan Policies/Goals Supportive of Non-Residential Uses in Single Family Zones

1. Civic, recreation, education and religious organizations are important and integral elements of the community character and fabric. Their contribution and importance to the established community character should be reflected and respected in land use permit processes. (emphasis added) *Mercer Island Comprehensive Plan, Sec. II, Vision Statement.*
2. Residential Community. Mercer Island is principally a single-family residential community, supported by healthy schools, religious institutions, and recreational clubs. (*Comp. Plan, Sec. I.II, Vision Statement/Community Values.*)
3. Education. The community and its public and private institutions are committed to provide excellence in education. (*Id.*)
4. Single family residential zoning accounts for 88% of the Island's land use...Many of the remaining public buildings, schools, recreational facilities and places of religious worship are located in residential or public zones. (*Comp. Plan., Sec 2.I, Land Use Element, Introduction.*)
5. Goal 15.4: As a primarily single family residential community...the community cannot provide for all types of land uses. Certain activities will be considered incompatible with present uses...including landfills, correctional facilities, zoos and airports. Compatible permitted uses such as education, recreation, open space, government social services and religious activities will be encouraged. (*Comp Plan, Sec. 2.V, Land Use Policies*)
6. Goal 17: With the exception of allowing residential development, commercial designations and permitted uses under current zoning will not change. (*Id.*)
7. Goal 17.4: Social and recreation clubs, schools, and religious institutions are predominantly located in single family residential areas of the island. Development regulation should reflect the desire to retain viable and healthy social, recreational, educations, and religious organizations as community assets which are essential for the mental, physical, and spiritual health of Mercer Island. (*Id.*)
8. Goal 20: Continue to maintain the Island's unique quality of life through open space preservation, park and trail development and well-designed public facilities. (*Id.*)
9. Goal 20.4: Future land use decisions should encourage the retention of private club recreational facilities as important community assets. (*Id.*)
10. Goal 20.5: Provide recreation and leisure time programs and facilities that afford equal opportunities for use by all Mercer Island residents while considering the needs of non-Mercer Island residents. (*Id.*)
11. Single Family Residential Code Designation: The single-family residential land use designation (R) represents areas within Mercer Island where development will be predominantly single-family residential neighborhoods. Complementary land uses (e.g., private recreation areas, schools, home businesses, public parks, etc.) are generally supported within this land use designation (*Comp Plan, Sec. 2.VII., Land Use Designations*)
12. Some level of investment, and thus change, in existing neighborhoods is natural and an indication of a healthy, stable environment. Typical investments may include new additions and improvements on existing houses, as well as new houses that are built either on vacant lots or after a house is torn down. One of the City's roles in promoting neighborhood quality is to facilitate healthy change within neighborhoods by providing

for development that is compatible in quality, design, character and scale with existing land uses, traffic patterns, public facilities and sensitive environmental features. All neighborhoods in Mercer Island, but single family neighborhoods in particular, are largely dependent on automobiles as the primary transportation to jobs, transit stations, and commercial goods and services. Current and future provision and maintenance of roads, utilities and other public services are necessary to maintain residential access to all amenities. (*Comp. Plan Sec. III, Neighborhood Quality*)

13. Mercer Island single family neighborhoods pride themselves on their narrow, quiet streets and dense plantings. The City protects these neighborhoods through development regulations and other City codes which restrict the bulk and scale of buildings, control noise and nuisances, minimize the impact of non-residential uses and help preserve the natural environment. Parks, open spaces and trails also contribute to the neighborhood quality. *Id.*