CHAPTER 17.02

ZONING DISTRICTS

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Section 17.02.010 - Text and Official Map

A. The City is divided into zones or use districts as shown on the official zoning map, which, together with all notes on the map, is adopted by reference and declared to be part of this title. The districts shown on the map and described in this title are:

Suburban Residential (SR)
Low Density Residential (LDR)
Single Family Residential (SFR)
Manufactured Home Residential (MH)
Residential Duplex (RD)
Multiple Family Residential (MFR)
Central Commercial (C-1)
Downtown Commercial (C-2)
Heavy Commercial (C-3)
Industrial (I)
Heavy Industrial (HI)
Critical Resource Area Overlay (CRA)
Shoreline Protection Overlay (SP)
Floodplain Management Overlay (FM)

B. The official zoning map is comprised of several sections and shall be identified by the signature of the City Council, together with the date of the adoption of the ordinance codified by this title.

C. If, in accordance with the provisions of this title and RCW 36.70, changes are made in district boundaries or other matters portrayed on the official map, such changes shall be made on the official map promptly after the amendment has been approved by the City Council.

D. No changes of any nature shall be made in the original map or matters shown thereon except in conformity with the procedures in this title. Any unauthorized change shall be considered a violation of the provisions of this title, punishable to the full extent of the law.

E. The official zoning map shall be the final authority as to the current zoning status of land in the City.

Section 17.02.020 - Use Classifications

A. Table 17.02.020 indicates permitted, conditionally permitted, and prohibited uses in the various zone districts. Permitted uses are allowed as a matter of right. Because of considerations of traffic, noise, lighting, hazards, health and environmental issues, certain uses may be permitted subject to a Conditional Use Permit. For purposes of this section the following apply:

P = Permitted use
C = requires a Conditional Use Permit
X = Expressly prohibited use

B. Overlay districts may affect permitted uses, the size, location, and design of structures and uses on the site.

C. The Planning Commission may permit any use not specifically described in this title, provided that the use is not prohibited, or is not expressly allowed in a less restrictive zone. For purposes of this section, the Suburban Residential shall be considered the most restrictive zone. A record shall be kept of such interpretations to facilitate equitable future administration and to permit periodic amendments of this title.

Section 17.02.030 - District Boundaries

A. The boundaries of the various districts shown on the official zoning map are, unless otherwise indicated, streets, alleys, or lot lines as shown on the map.

B. Where the actual street layout on the ground varies from that shown on the zoning maps, the designations shown on the maps shall be applied by the Planning Commission to the street as actually laid out so as to carry out the intent and purpose of the zoning plan for that district.

C. Where a district boundary line, as shown on the zoning map, divides a lot in a single ownership at the time of passage of the ordinance codified in this title, the use permitted on the least restrictive portion of the lot may extend to the portion lying in the more restrictive district a distance of not more than fifty (50) feet beyond the district boundary line.

TABLE 17.02.020: Zoning Matrix	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Residential Uses											
Accessory Dwelling Unit, Attached	C(6)	C(6)	C(6)	C(6)	C(6)	C(6)	C	C	X	X	X
Accessory Dwelling Unit, Detached	C(7)	C(7)	C(7)	C(7)	C(7)	C(7)	C	C	X	X	X
Caretaker's Residence / Employee Quarters	X	X	X	X	X	X	X	X	C	C	C
Cluster Housing	X	X	PD	PD	PD	PD	X	X	X	X	X
Community Residential Facility (<8 residents)	X	X	X	X	X	C	X	X	X	X	X
Community Residential Facility (8-25 residents)	X	X	X	X	X	C	X	X	X	X	X
Community Residential Facility (>25 residents)	X	X	X	X	X	C	X	X	X	X	X
Community Treatment Facility (<8 residents)	X	X	X	X	X	C	X	X	X	X	X
Community Treatment Facility (8-25 residents)	X	X	X	X	X	C	X	X	X	X	X
Community Treatment Facility (>25 residents)	X	X	X	X	X	C	X	X	X	X	X
Dormitory	X	X	X	X	X	C	X	X	X	X	X
Duplex	X	X	X	X	P	P	X	X	X	X	X
Home industry	P(1)	P(1)	P(1)	P(1)	P(1)	*C*	*P(1)*	*P(1)*	*P(1)*	*P(1)*	*P(1)*
Home profession	P(1)	P(1)	P(1)	P(1)	P(1)	*C*	*P(1)*	*P(1)*	*P(1)*	*P(1)*	*P(1)*
Manufactured home, Consumer Choice	*P*	*P*	*P*	*P*	*P*	*P*	*X*	*X*	*X*	*X*	*X*
Manufactured home, designated	X	X	X	P	X	X	X	X	X	X	X
Manufactured home, other	*X*	*X*	*X*	*P*	*X*	*X*	*X*	*X*	*X*	*X*	*X*
Manufactured home park	X	X	X	P	C	C	X	X	X	X	X
Modular Home	X	P	P	P	P(2)	P(2)	X	X	X	X	X
Mobile Home	*X*	*X*	*X*	*P*	*X*	*X*	*X*	*X*	*X*	*X*	*X*
Multifamily dwelling (3-4 units)	X	X	X	X	X	X	X	X	X	X	X
Multifamily dwelling (5-20 units)	X	X	X	X	X	P(3)	X	X	X	X	X
Multifamily dwelling (>20 units)	X	X	X	X	X	C(3)	X	X	X	X	X
Nursing home, convalescent home	X	X	X	X	X	P(3)	X	X	X	X	X
Recreational vehicle park	X	X	X	C(3)	X	P(3)	X	C(3)	C(3)	C(3)	X
Residential Recreational Vehicle	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*
Retirement / elderly apartment (3-4 units)	X	X	X	X	X	P	X	X	X	X	X
Retirement / elderly apartment (5-20 units)	X	X	X	X	X	P(3)	X	X	X	X	X
Retirement / elderly apartment (>20 units)	X	X	X	X	X	C(3)	X	X	X	X	X
Single family dwelling, new	P	P	P	P	P(2)	P(2)	X	X	X	X	X
Single family dwelling, expansion	P	P	P	P	P	P	V	V	V	V	V
Single family dwelling, accessory structure	P	P	P	P	P	P	V	V	V	V	V
Solar collector and associated systems	P	P	P	P	P	P	X	X	X	X	X
Tower, private	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	*C(3)*	*C(3)*	*C(3)*	*C(3)*	*C(3)*
Transitional Community Facility (<8 residents)	X	X	X	X	X	C	X	X	X	X	X
Transitional Community Facility (8-25 residents)	X	X	X	X	X	C	X	X	X	X	X
Transitional Community Facility (>25 residents)	X	X	X	X	X	C	X	X	X	X	X

Ord. 1697
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Public and Semi-Public Uses	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Archery, rifle, gun, pistol ranges/clubs	X	X	X	X	X	X	X	X	P(3)	P(3)	X
Airport	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Cemetery	X	X	C	X	X	X	X	X	C	C	C
Church and parsonage	X	X	C(4)	X	C	C	C	C	X	X	X
Clinic / emergency clinic	X	X	C	X	C	C	P	P	X	X	X
Community hall, club, or lodge	X	X	X	X	X	X	P	P	X	X	X
Community recreational facility	X	X	X	X	X	X	P	P	X	X	X
Community transit center	X	X	C(3)	C(3)	C(3)	C(3)	P(3)	P(3)	P(3)	P(3)	P(3)
Day care, family home (1-6 children)	C	C	P	C	C	C	C	C	C	X	X
Day care, family home small center (7-12 children)	X	X	P	X	X	C(3)	X	X	X	X	X
Day care, church or private/public school	X	X	C(3)	X	C	C	P	P	X	X	X
Day care - small center (7-12 children)	X	X	X	X	X	X	C	C	X	X	X
Day care - large center (>13 children)	X	X	X	X	X	X	C	C	X	X	X
Golf course	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X	X
Golf driving range/training center	X	X	X	X	X	X	P	P	X	X	X
Hospital	X	X	X	X	X	C(3)	P(3)	P(3)	P(3)	C(3)	X
Incinerator	X	X	X	X	X	X	X	X	X	X	C(3)
Landfill	X	X	X	X	X	X	X	X	X	X	C(3)
Use	**SR**	**LDR**	**SFR**	**MH**	**RD**	**MFR**	**C-1**	**C-2**	**C-3**	**I**	**HI**
Library	C	C	C	C	C	P	P	P	C	C	C
Medical office	X	X	C	C	C	C	P	P	X	X	X
Museum	X	X	X	X	X	P(3)	P	P	P	X	X
Nonmotorized trail system	C	C	C	C	C	C	C	C	C	C	C
Nursery school	C	C	C	C	C	C	C	C	C	X	X
Park-and-ride facility	X	X	X	X	X	P(3)	P	P	P	P	P
Park, public	P	P	P	P	P	P	C	C	C	C	C
Post Office	X	X	C	C	C	C	P	P	P	P	P
Prison, jail, or institution	X	X	X	X	X	X	X	X	X	X	X
Private repeater facility	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)
Public utility local transmission facility	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	P(3)	P(3)	P(3)	P(3)	P(3)
Public utility transmission facility	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	P(3)	P(3)	P(3)	P(3)	P(3)
Racetracks (horses, dogs, vehicles)	X	X	X	X	X	X	X	C(3)	P(3)	P(3)	X
Recreational area, commercial	C	C	X	X	X	C	P	P	X	X	X
Sanitarium	X	X	X	X	X	C(3)	P(3)	P(3)	P(3)	X	X
Schools, public and private, kindergarten	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Schools, public and private, elementary	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Schools, public and private, middle	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Schools, public and private, junior high	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X

Use (continued)	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Schools, public and private, high	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Schools, public and private, junior college	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Schools, public and private, technical	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Schools, public and private, college or university	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Schools, public and private, expansion	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	C(3)	X	X
Sewage sludge land application	X	X	X	X	X	X	X	X	X	X	X
Solid waste hauler	X	X	X	X	X	X	X	X	C	C	C
Solid waste recycling/transfer site, public	X	X	X	X	X	X	X	X	C	C	C
Solid waste recycling/transfer site, private	X	X	X	X	X	X	X	X	C	C	C
Tower	X	X	X	X	X	X	X	X	C	C	C
Wireless communication antenna array	X	X	X	X	X	X	X	C	P	P	P
Wireless communication support tower	X	X	X	X	X	X	X	X	C	P	P
Agricultural, Silvicultural, and Related Rural Uses	**SR**	**LDR**	**SFR**	**MH**	**RD**	**MFR**	**C-1**	**C-2**	**C-3**	**I**	**HI**
Agricultural processing plant, warehouse	X	X	X	X	X	X	X	X	C	P	P
Agricultural product stand, permanent structure	X	X	X	X	X	X	C	P	P	C	C
Agricultural product stand, temporary	X	X	X	X	X	X	X	C	X	C	X
Agricultural, Silvicultural, and Related Rural Uses, NOC	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*C*	*C*	*C*	*C*
Airstrip, personal	X	X	X	X	X	X	X	C(3)	C(3)	C(3)	C(3)
Airstrip, private	X	X	X	X	X	X		C(3)	C(3)	C(3)	C(3)
Animal clinic - veterinary - large and small animals	X	X	X	X	X	X	X	C(3)	P	P	X
Animal clinic - veterinary - small animals only	X	X	X	X	X	X	P	P	P	P	X
Animal, wildlife rehabilitation or scientific research facility	X	X	X	X	X	X	X	C(3)	C(3)	C(3)	X
Animal, livestock raising or keeping	X	X	X	X	X	X	X	X	X	X	X
Beekeeping, commercial	X	X	X	X	X	X	X	X	X	X	X
Beekeeping, hobby	X	X	P	X	X	X	X	X	X	X	X
Circus	X	X	X	X	X	X	X	X	X	X	X
Cultivation of land, commercial / Horticulture	C	X	X	X	X	X	X	X	X	X	X
Cultivation of land, hobby	P	P	P	P	P	P	V	V	V	V	V
Dairy	X	X	X	X	X	X	X	X	X	P	X
Farm machinery sales & repair	X	X	X	X	X	X	X	P	P	P	X
Feed lot	X	X	X	X	X	X	X	X	X	X	X
Feed mill	X	X	X	X	X	X	X	X	X	P	P
Fire station	C	C	C	C	C	C	P	P	P	P	P
Fish hatchery	C	X	X	X	X	X	X	X	P	P	X
Floriculture / flower growing, commercial	X	X	X	X	X	X	X	P	P	P	X
Floriculture / flower growing, hobby	P	P	P	P	P	P	P	P	P	P	P
Flour / grain mill	X	X	X	X	X	X	X	X	X	P	P
Gardening, hobby	P	P	P	P	P	P	V	V	V	V	V

(Ord 174
2015)

Use	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Gasahol plant	X	X	X	X	X	X	X	X	X	X	C(3)
Government / public offices, other	X	X	C	C	C	C	P	P	P	P	P
Grain elevator	X	X	X	X	X	X	X	X	P	P	P
Greenhouse, commercial	X	X	X	X	X	X	X	P	P	P	X
Horse boarding and training	C	X	X	X	X	X	X	X	X	X	X
Inherently dangerous mammal and/or reptile, keeping	X	X	X	X	X	X	X	X	X	X	X
Kennel, commercial	X	X	X	X	X	X	X	X	P	P	X
Kennel, private	C	C	C	C	X	X	X	X	X	X	X
Maintenance and storage facilities, public	X	X	X	X	X	X	X	X	P	P	P
Nursery, wholesale or commercial	X	X	X	X	X	X	X	P	P	P	C
Orchard, commercial	C	X	X	X	X	X	X	X	X	C	X
Pigeon, performing/show	P	P	P	P	C	C	X	X	X	X	X
Police station	C	C	C	C	C	C	P	P	P	P	P
Rabbits and Chickens (Ord. 1705, §1, 2011)	X	X	P	X	X	X	X	X	X	X	X
Riding stable	C	X	X	X	X	X	X	X	X	C	X
Sawmill and/or lumber mill	X	X	X	X	X	X	X	X	X	X	P
Transient agricultural labor residence	X	X	X	X	X	X	X	X	X	X	X
Tree farming	C	C	C	X	X	X	X	X	X	C	X
Truck farming	C	C	C	X	X	X	X	X	X	C	X
Vineyard	C	X	X	X	X	X	X	X	C	C	X
Winery	X	X	X	X	X	X	X	X	P	P	P
Zoological park	X	X	X	X	X	X	X	X	P	C	X
Business Uses	**SR**	**LDR**	**SFR**	**MH**	**RD**	**MFR**	**C-1**	**C-2**	**C-3**	**I**	**HI**
Above ground storage of liquified petroleum gas (LPG)	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Adult entertainment establishment	X	X	X	X	X	X	X	P(5)	P(5)	X	X
Adult retail establishment	X	X	X	X	X	X	X	P(5)	P(5)	X	X
Ambulance service	X	X	X	X	X	X	C	P	P	P	P
Antique store	X	X	X	X	X	X	P	P	X	X	X
Apparel/tailor shop	X	X	X	X	X	X	P	P	X	X	X
Appliance sales/service	X	X	X	X	X	X	P	P	X	X	X
Archery, rifle, gun, pistol ranges/clubs (indoor only)	X	X	X	X	X	X	X	X	C	C	X
Art gallery/studio	X	X	X	X	X	X	P	P	X	X	X
Automobile/taxi rental	X	X	X	X	X	X	X	C(3)	P	P	X
Automobile/truck painting, repair, body and fender shops	X	X	X	X	X	X	X	P	P	P	X
Automobile/truck sales	X	X	X	X	X	X	X	P	P	P	X
Bakery	X	X	X	X	X	X	P	P	X	X	X
Bank	X	X	X	X	X	X	P	P	P	X	X
Barber/Beauty shop	X	X	X	X	X	X	P	P	X	X	X
Bicycle sales/service	X	X	X	X	X	X	P	P	P	X	X

Business Uses (continued)	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Book/stationary store	X	X	X	X	X	X	P	P	X	X	X
Bowling alley	X	X	X	X	X	X	C	P	X	X	X
Building supply, retail	X	X	X	X	X	X	X	P	P	C	X
Business Uses, NOC	*X*	*X*	*X*	*X*	*X*	*X*	*C*	*C*	*C*	*X*	*X*
Butcher shop/meat market	X	X	X	X	X	X	P	P	X	X	X
Call center	X	X	X	X	X	X	P	P	P	P	X
Candy/confectionary store	X	X	X	X	X	X	P	P	X	X	X
Car wash, automatic or self-service	X	X	X	X	X	X	X	P	P	P	X
Carpenter shop (other than mills)	X	X	X	X	X	X	C	P	P	P	X
Ceramics shop	X	X	X	X	X	X	P	P	X	X	X
Composting storage / processing, commercial	X	X	X	X	X	X	X	X	X	X	X
Contractor's Yard	X	X	X	X	X	X	X	X	P	P	X
Department/variety store	X	X	X	X	X	X	X	P	C	X	X
Drug store	X	X	X	X	X	X	P	P	X	X	X
Dry cleaners/laundromat	X	X	X	X	X	X	P	P	X	X	X
Electronics systems development/operations	X	X	X	X	X	X	X	C	P	P	X
Electronics systems testing/light assembly	X	X	X	X	X	X	X	X	C	P	C
Entertainment/recreation facilities (NOC)	X	X	X	X	X	X	C	P	C	X	X
Exercise facility/gym/day spa	X	X	X	X	X	X	X	P	P	X	X
Use	**SR**	**LDR**	**SFR**	**MH**	**RD**	**MFR**	**C-1**	**C-2**	**C-3**	**I**	**HI**
Flim/Camera sales and service (incl. Light processing)	X	X	X	X	X	X	P	P	X	X	X
Firewood sales/lot/processing	X	X	X	X	X	X	X	C	C	C	X
Florist shop	X	X	X	X	X	X	P	P	X	X	X
Food locker	X	X	X	X	X	X	X	X	C	P	X
Funeral home	X	X	X	X	X	X	X	P	P	X	X
Furniture sales/repair	X	X	X	X	X	X	X	P	X	X	X
General personal service, (NOC)	X	X	X	X	X	X	C	P	C	X	X
General retail sales (NOC)	X	X	X	X	X	X	C	P	C	X	X
Gift shop	X	X	X	X	X	X	P	P	X	X	X
Grocery store	X	X	X	X	X	X	X	P	P	X	X
Hardware store	X	X	X	X	X	X	C	P	P	X	X
Hobby shop	X	X	X	X	X	X	P	P	X	X	X
Home Improvement store (flooring, paint, wallpaper, doors)	X	X	X	X	X	X	X	P	P	C	X
Hotel/motel, excl. Bed and Breakfast	X	X	X	X	X	X	C	P	P	X	X
Hotel, bed and breakfast type only	X	X	C(3)	X	X	C(3)	C	X	X	X	X
Jewelry sales/repair	X	X	X	X	X	X	P	P	X	X	X
Liquor store	X	X	X	X	X	X	P(5)	P(5)	X	X	X
Locksmith	X	X	X	X	X	X	P	P	X	X	X

Use (continued)	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Manufactured home sales	X	X	X	X	X	X	X	X	P	P	X
Massage parlor/Massage Therapy Center	X	X	C	X	X	C	P	P	X	X	X
Medical, dental, and hospital equipment supply and sales	X	X	X	X	X	X	X	P	X	X	X
Music store	X	X	X	X	X	X	P	P	X	X	X
Office, business, professional (NOC)	X	X	X	X	X	X	C	P	C	X	X
Pawnshop	X	X	X	X	X	X	C	P	X	X	X
Pet shop	X	X	X	X	X	X	P	P	X	X	X
Photographic studio	X	X	X	X	X	X	P	P	X	X	X
Print, blueprinting, photostating, xerographic shop	X	X	X	X	X	X	P	P	X	C	X
Parking garage / parking lot	X	X	X	X	X	X	C	P	C	C	X
Radio/TV sales/service	X	X	X	X	X	X	P	P	X	X	X
Recreational vehicle sales	X	X	X	X	X	X	X	P	P	C	X
Recycle collection center	X	X	X	X	X	X	C	C	C	C	C
Rental shop	X	X	X	X	X	X	C	P	C	C	X
Repair shop for power equipment	X	X	X	X	X	X	C	P	C	C	X
Resort	X	X	X	X	X	X	C(3)	C(3)	C(3)	X	X
Restaurant, ***serving*** alcohol	X	X	X	X	X	X	P	P	P	X	X
Restaurant, drive-in	X	X	X	X	X	X	P	P	P	X	X
Restaurant, not serving alcohol	X	X	X	X	X	X	P	P	P	X	X
Sandblasting/cutting	X	X	X	X	X	X	X	X	X	P	P
Secondhand store	X	X	X	X	X	X	C	P	C	X	X
Storage facility, self service	X	X	X	X	X	X	X	C	P	C	X
Service station, automobile	X	X	X	X	X	X	X	P	P	P	X
Specialized training/learning centers (dance, martial arts, etc)	X	X	C(3)	X	X	C(3)	P	P	X	X	X
Tank storage of critical material, above ground	X	X	X	X	X	X	X	X	X	X	C(3)
Tank storage of critical material, below ground	X	X	X	X	X	X	X	X	X	X	C(3)
Tavern / bar	X	X	X	X	X	X	C(5)	P(5)	P(5)	X	X
Theater, indoor	X	X	X	X	X	X	X	P	P	X	X
Theater, outdoor	X	X	X	X	X	X	X	C	C	X	X
Trade school	X	X	X	X	X	X	X	C	P	C	X
Truck stop	X	X	X	X	X	X	X	C	P	C	X
Upholstery shop	X	X	X	X	X	X	X	P	P	X	X
Video/movie rental shop, (Excl. Adult-Oriented)	X	X	X	X	X	X	P	P	X	X	X
Warehouse	X	X	X	X	X	X	X	X	P	P	C
Industrial Uses	**SR**	**LDR**	**SFR**	**MH**	**RD**	**MFR**	**C-1**	**C-2**	**C-3**	**I**	**HI**
Acetylene gas manufacturing	X	X	X	X	X	X	X	X	X	X	X
Acid manufacturing	X	X	X	X	X	X	X	X	X	X	X
Aircraft manufacturing	X	X	X	X	X	X	X	X	X	X	C
Alcohol manufacturing	X	X	X	X	X	X	X	X	X	X	C

Use	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Ammonia/chlorine manufacturing	X	X	X	X	X	X	X	X	X	X	X
Asbestos manufacturing	X	X	X	X	X	X	X	X	X	X	X
Asphalt plant/manufacturing	X	X	X	X	X	X	X	X	X	X	C
Assembly-light	X	X	X	X	X	X	X	X	X	C	C
Assembly-heavy	X	X	X	X	X	X	X	X	X	X	C
Auction yard, excluding livestock	X	X	X	X	X	X	X	X	C	C	X
Auto wrecking, junk, and salvage yards	X	X	X	X	X	X	X	X	X	X	C
Automobile, motorcycle, vehicle assembly plant	X	X	X	X	X	X	X	X	X	X	C
Automobile impound yard	X	X	X	X	X	X	X	X	X	P	P
Automobile painting establishment	X	X	X	X	X	X	X	X	X	P	X
Battery rebuilding and manufacturing	X	X	X	X	X	X	X	X	X	X	C
Blast furnace/coke oven	X	X	X	X	X	X	X	X	X	X	C
Bleach, bleaching powder and dye manufacturing	X	X	X	X	X	X	X	X	X	X	X
Boat building and repair	X	X	X	X	X	X	X	X	P	C	C
Boat sales, repair, and maintenance	X	X	X	X	X	X	X	C	P	C	X
Bottling plant	X	X	X	X	X	X	X	X	X	C	P
Bread and bakery products manufacturing, incl. Bakery	X	X	X	X	X	X	X	X	P	P	X
Brewery, winery, or distillery	X	X	X	X	X	X	X	X	X	P	X
Brick, tile, and/or terra cotta manufacturing	X	X	X	X	X	X	X	X	X	C	P
Building supply and hardware disctribution and sales	X	X	X	X	X	X	X	X	C	P	C
Carbon manufacturing	X	X	X	X	X	X	X	X	X	X	C
Candy and confection making, incl. Sales	X	X	X	X	X	X	X	C	X	P	X
Carpet, canvas and cordage manufacturing, incl. Curtains	X	X	X	X	X	X	X	X	X	P	P
Carpet and rug cleaning plants	X	X	X	X	X	X	X	X	X	C	C
Catalog and mail order houses, including showroom	X	X	X	X	X	X	X	C	P	P	X
Cellulose material manufacturing	X	X	X	X	X	X	X	X	X	C	P
Cement, gypsum, lime, plaster of paris manufacturing	X	X	X	X	X	X	X	X	X	X	P
Ceramic manufacturing	X	X	X	X	X	X	X	X	X	X	P
Chain and cable manufacturing	X	X	X	X	X	X	X	X	X	X	P
Charcoal manufacturing and pulverizing	X	X	X	X	X	X	X	X	X	X	C(3)
Chemical manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Clothes cleaning and dyeing (excl. dry cleaning)	X	X	X	X	X	X	X	X	X	X	C(3)
Cold storage	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Communications service systems and sales, (NOC)	X	X	X	X	X	X	X	C	C	C	X
Communications equipment manufacturing, (NOC)	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Computer manufacturing, assembly, and wholesaling	X	X	X	X	X	X	X	X	X	P	P
Computer programs or systems development	X	X	X	X	X	X	X	P	P	P	C(3)
Computer software systems analysis, design, and assembly	X	X	X	X	X	X	C	P	P	P	C(3)
Concrete product manufacturing/ready-mix concrete (excl. mining)	X	X	X	X	X	X	X	X	X	C(3)	P

Use (continued)	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Construction materials manufacturing, (NOC)	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Cosmetic manufacturing and distribution, incl. perfumes / toiletries	X	X	X	X	X	X	X	X	X	X	C(3)
Creamery and dairy product manufacturing	X	X	X	X	X	X	X	X	X	X	P
Creosote manufacturing/treatment	X	X	X	X	X	X	X	X	X	X	C(3)
Day care center in connection with an industrial use	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Die casting	X	X	X	X	X	X	X	X	X	X	C(3)
Disinfectant and insecticide manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Distribution center for home delivery	X	X	X	X	X	X	X	X	C(3)	C(3)	C(3)
Dog pound	X	X	X	X	X	X	X	X	C	P	X
Drop hammer or forge	X	X	X	X	X	X	X	X	X	X	C
Dry kiln	X	X	X	X	X	X	X	X	X	C	P
Electrical component manufacturing/assembly	X	X	X	X	X	X	X	X	X	C	C
Electrical machinery, equipment, and supplies manufacturing (NOC)	X	X	X	X	X	X	X	X	X	C	C
Electroplating/chroming of metal	X	X	X	X	X	X	X	X	X	X	C(3)
Emery cloth and sandpaper manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Enameling manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Equipment and machinery sales, repair and maintenance	X	X	X	X	X	X	X	X	C	P	X
Explosive Manufacturing	X	X	X	X	X	X	X	X	X	X	X
Explosive storage	X	X	X	X	X	X	X	X	X	X	X
Fabric and textile mills	X	X	X	X	X	X	X	X	X	X	C(3)
Feed and fuel yard	X	X	X	X	X	X	X	X	X	X	X
Feed lot	X	X	X	X	X	X	X	X	X	X	X
Fertilizer manufacturing and manure processing	X	X	X	X	X	X	X	X	X	X	X
Food product manufacturing and storage (NOC)	X	X	X	X	X	X	X	X	X	C	C(3)
Freight forwarding / freight terminal	X	X	X	X	X	X	X	X	C	C	C(3)
Furniture manufacturing/sales	X	X	X	X	X	X	X	X	X	C	P
Galvanizing, dip plating	X	X	X	X	X	X	X	X	X	X	C(3)
Garment manufacturing including leather goods and apparel	X	X	X	X	X	X	X	X	X	C(3)	P
Gas heating or illuminating manufacturing/storage	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Gelatin manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Glass and glass product manufacturing	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Glue manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Graphite manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Hazardous waste treatment and storage facility, off-site	X	X	X	X	X	X	X	X	X	X	X
Hazardous waste treatment and storage facility, on-site	X	X	X	X	X	X	X	X	X	X	C(3)
Household appliances manufacturing (NOC)	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Ice plant	X	X	X	X	X	X	X	X	X	X	C(3)
Incinerator	X	X	X	X	X	X	X	X	X	X	C(3)
Industrial Uses, NOC	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*X*	*C(3)*	*C(3)*

Use (continued)	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Inflammable liquid/gas storage	X	X	X	X	X	X	X	X	X	X	X
Ink manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Jewelry, clock, and musical instrument assembly, sales and service	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Jobber distribution plant	X	X	X	X	X	X	X	X	C	P	C
Laboratories, including research, testing, medical laboratories	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Laundry, linen supply, and dry cleaning, commercial	X	X	X	X	X	X	X	X	X	C	C
Lighting equipment manufacturing (NOC)	X	X	X	X	X	X	X	X	X	C	C
Linoleum & oil cloth manufacturing / reduction	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Livestock auction yard	X	X	X	X	X	X	X	X	X	X	X
Log pole storage	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Lubrication grease manufacturing or oil compounding	X	X	X	X	X	X	X	X	X	X	C(3)
Lumbermill, sawmill, shingle mill, plywood mill	X	X	X	X	X	X	X	X	X	X	C(3)
Lumberyard	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Machine/machinery manufacturing	X	X	X	X	X	X	X	X	X	C	C
Machine shop, large	X	X	X	X	X	X	X	X	X	C	P
Machine shop, small	X	X	X	X	X	X	X	X	X	P	C
Manufactured home fabrication/sales lot	X	X	X	X	X	X	X	X	X	X	P
Match manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Meat and fish canning, curing and smoking (excl. slaughtering)	X	X	X	X	X	X	X	X	X	X	C(3)
Meat packaging (excl. slaughtering)	X	X	X	X	X	X	X	X	X	X	C(3)
Medical and laboratory instrument and apparatus manufacturing	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Metal fabrication	X	X	X	X	X	X	X	X	X	C	C
Metal manufacturing, reduction, reclamation, and refining	X	X	X	X	X	X	X	X	X	X	C(3)
Metal reduction furnace	X	X	X	X	X	X	X	X	X	X	C(3)
Mining	X	X	X	X	X	X	X	X	X	X	C(3)
Nitrating Process	X	X	X	X	X	X	X	X	X	X	C(3)
Oxygen Manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Paint, Lacquer, thinner, turpentine, and varnish manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Paper product manufacturing (NOC)	X	X	X	X	X	X	X	X	X	X	C(3)
Paper / Pulp Mills	X	X	X	X	X	X	X	X	X	X	C(3)
Petroleum manufacturing or refining	X	X	X	X	X	X	X	X	X	X	C(3)
Pharmaceutical manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Pipe manufacturing from clay or metals	X	X	X	X	X	X	X	X	X	X	C(3)
Planing Mill	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Plaster / Wallboard manufacturing	X	X	X	X	X	X	X	X	X	C(3)	C(3)
Plastic injection molding, including tool and die making	X	X	X	X	X	X	X	X	X	C(3)	C(3)

Use	SR	LDR	SFR	MH	RD	MFR	C-1	C-2	C-3	I	HI
Plastic manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Plywood and veneer lamination (incl. *s*tructural wood products)	X	X	X	X	X	X	X	X	X	X	C(3)
Potash works or manufacturing	X	X	X	X	X	X	X	X	X	X	X
Power Plant (excl. public utility facilities)	X	X	X	X	X	X	X	X	X	C	C
Prefabrication construction (incl. Sales)	X	X	X	X	X	X	X	X	X	C	P
Printing and reprographics, commercial	X	X	X	X	X	X	X	X	X	P	X
Public Utility Gas works	X	X	X	X	X	X	X	X	X	X	C(3)
Punch press	X	X	X	X	X	X	X	X	X	C	P
Pyroxylin manufacturing	X	X	X	X	X	X	X	X	X	X	X
Railroad yard, repair shop, roundhouse	X	X	X	X	X	X	X	X	X	P	P
Recycling plant	X	X	X	X	X	X	X	X	X	X	C(3)
Rendering plant	X	X	X	X	X	X	X	X	X	X	X
Research facility	X	X	X	X	X	X	X	X	C(3)	C(3)	C(3)
Rock crusher	X	X	X	X	X	X	X	X	X	X	C(3)
Rolling mill	X	X	X	X	X	X	X	X	X	C	P
Roofing materials manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Rope manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Rubber reclamation, manufacturing / fabrication	X	X	X	X	X	X	X	X	X	X	C(3)
Sauerkraut, pickle, and similar manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Sign manufacturing / repair	X	X	X	X	X	X	X	X	X	P	C(3)
Silane, polysilicon manufacturing	X	X	X	X	X	X	X	X	X	X	X
Slaughterhouse	X	X	X	X	X	X	X	X	X	X	X
Smelter or ore reduction	X	X	X	X	X	X	X	X	X	X	X
Soap and cleaning compound manufacturing	X	X	X	X	X	X	X	X	X	X	X
Specialty agricultural production	X	X	X	X	X	X	X	X	X	X	C(3)
Starch product manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Stockyard	X	X	X	X	X	X	X	X	X	X	X
Stoneware, earthenware manufacturing	X	X	X	X	X	X	X	X	X	X	C(3)
Storage, general, indoors	X	X	X	X	X	X	X	X	X	P	P
Storage, general, outdoors	X	X	X	X	X	X	X	X	X	C	P
Sugar refinery	X	X	X	X	X	X	X	X	X	X	C(3)
Tallow manufacturing	X	X	X	X	X	X	X	X	X	X	X
Tank storage of critical material (above or below ground)	X	X	X	X	X	X	X	X	X	X	C(3)
Tanning, curing of hides and skins	X	X	X	X	X	X	X	X	X	X	X
Tire, recap and retread manufacturing	X	X	X	X	X	X	X	X	X	X	C
Tire salvage yard	X	X	X	X	X	X	X	X	X	X	X
Tobacco products manufacturing	X	X	X	X	X	X	X	X	X	X	C
Vegetable oil manufacturing (no fat rendering)	X	X	X	X	X	X	X	X	X	P	P
Welding, sheet metal shops	X	X	X	X	X	X	X	X	X	P	P

P - Permitted Use
C - Requires a Conditional Use Permit under 17.05.020 of the Kettle Falls City Code
X - Prohibited
PD - Subject to the Planned Development process under 17.05.060 of the Kettle Falls City Code
V - Non conforming use; a variance would be required to proceed under Chapter 17.05.040 of the Kettle Falls City Code
NOC - Not Otherwise Classified

(1) Subject to preliminary review by the Planning Commission. Planning Commission may, at their discretion, require a conditional use permit process, based on the intensity and scope of the home industry or occupation. Appeal of this requirement is the same as that of a Conditional Use Permit. Home industry and occupation standards are addressed under 17.03.050 and Conditional Use Permits under 17.05.020 of the Kettle Falls City Code Home industries and occupations are allowed only within the principal/primary dwelling.
(2) Minimum 5,000 square foot lot size
(3) Subject to the Binding Site Plan Ordinance under 17.05.030 of the Kettle Falls City Code
(4) Building shall maintain 30 feet or more setback from any lot line in a residential zone, or from any school property.
(5) Must be located at least 1,000 feet from any schools, museums, libraries, parks, or youth-oriented businesses.
(6) An attached accessory dwelling unit shall not be allowed on lots containing a detached accessory dwelling unit, duplex or multi-family dwelling.
(7) A detached accessory dwelling unit shall not be allowed on lots containing an attached accessory dwelling unit, duplex or multi-family dwelling.

D. Where the application of the above does not clarify the zone boundary location, the Planning Commission shall interpret the map and by written decision determine the location of the zone boundary. A copy of the written decision shall be kept on file by the City.

Section 17.02.040 - Suburban Residential (SR) District

17.02.041 - Purpose and Intent

The purpose and intent of the Suburban Residential District is to provide for large lot residential development with substantial space between dwellings and accessory buildings and expanses of open space throughout the district. This classification is the most restrictive residential zone.

17.02.042 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the SR District.

17.02.043 - Development Standards

A. All development in the SR district shall comply with the following standards:

1. Lot Dimensions
   a. Minimum lot size: 1 acre
   b. Minimum lot depth: 200 feet
   c. Minimum lot width: 150 feet

2. Yard Requirements—The minimum setback from property boundaries shall be:
   a. Front yard: 25 feet
   b. Side yard: 15 feet
   c. Street side yard: 25 feet
   d. Rear yard: 25 feet

3. Minimum Floor Area of Primary Residence: 1,800 square feet

4. Maximum Building Height: 2 1/2 (two and one-half) stories, not to exceed 35 feet

5. Maximum Lot Coverage: 25%

17.02.044 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the SR District.

Section 17.02.050 - Low Density Residential (LDR) District

17.02.051 - Purpose and Intent

The purpose and intent of the Low Density Residential District is to provide for relatively large lot residential development with adequate spacing of dwellings and accessory buildings throughout the district. The standards are designed to protect critical areas and sensitive natural resources while allowing appropriate residential development.

17.02.052 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the LDR District.

17.02.053 - Development Standards

A. All development in the LDR district shall comply with the following standards:

1. Lot Dimensions
   a. Minimum lot size: 1/2 acre
   b. Minimum lot depth: 150 feet
   c. Minimum lot width: 100 feet

2. Yard Requirements: The minimum setback from property boundaries shall be:
   a. Front yard: 20 feet
   b. Side yard: 10 feet
   c. Street side yard: 20 feet
   d. Rear yard: 20 feet

3. Minimum Floor Area of Primary Residence: 1,000 square feet

4. Maximum Building Height: 2 1/2 (two and one-half) stories, not to exceed 35 feet

5. Maximum Lot Coverage: 25%

17.02.054 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the LDR District.

Section 17.02.060 - Single Family Residential District (SFR)

17.02.061 - Purpose and Intent

The purpose and intent of the Single Family Residential District is to provide a quiet, low-density, single family residential area which promotes and encourages a suitable environment for family life where children are members of most families. Further, the purpose is to create a balanced neighborhood by allowing uses that serve the residents of the district but discouraging uses that

would substantially interfere with development of single-family dwellings or would result in increased traffic on minor streets or create excessive demands and costs for public services. The district is characterized by owner occupancy, generous lot size, quiet atmosphere, and an average density of five dwellings per net acre.

17.02.062 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the SFR District.

17.02.063 - Development Standards

A. All development in the SFR District shall comply with the following standards:

1. Lot Dimensions
   a. Minimum lot size
      i. Historic Kettle Falls (Blocks 1 through 49): 4,200 square feet
      ii. All other areas: 7,000 square feet
      iii. Religious and charitable institutions: 21,780 square feet
      iv. Clinics, hospital, and convalescent facilities:
         (a) with 10 beds or less: 10,000 square feet
         (b) with more than 10 beds: 12,000 square feet
   b. Minimum lot depth: 90 feet
   c. Minimum lot width
      i. Blocks 1 through 49: 30 feet
      ii. All other areas: 75 feet

2. The minimum setbacks from property boundaries shall be:
   a. Front yard: 20 feet
   b. Side yard: 5 feet
   c. Street side yard: 20 feet
   d. Rear yard: 20 feet
   e. For a religious or charitable institution: 20 feet or more from any other lot in an R zone or from any school ground. (Ord. 1732, § 1, 2014.)
   f. For a nursing or convalescent home, home for elderly or hospital:
      i. with 10 beds or less: 25 feet from side and rear property lines
      ii. with more than 10 beds: 40 feet from side and rear property lines

3. Minimum Floor Area of Primary Dwelling
   a. Blocks 1 through 49: 800 square feet
   b. All other areas: 1,000 square feet

4. Maximum Building Height: 2½ (two and one-half) stories, not to exceed 35 feet except for religious or charitable institutions which shall not exceed 50 feet.

5. Maximum Lot Coverage: 35%

6. The conversion of an existing residential structure to housing for people with functional disabilities shall not be deemed a change of use or an abandonment or discontinuation of the prior use of the structure, if such structure constituted a prior nonconforming use.

17.02.064 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the SFR District.

Section 17.02.070 - Manufactured Home Residential District (MH)

17.02.071 - Purpose and Intent

The purpose and intent of the Manufactured Home Residential District is to provide a low density residential area that allows for a mixture of manufactured housing with other single family dwellings.

17.02.072 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the MH District.

17.02.073 - Development Standards

A. All development in the MH district shall comply with the following standards:

1. Lot Dimensions
   a. Minimum lot size:
      i. Historic Kettle Falls (Blocks 1 -49): 4,200 square feet
      ii. All other areas: 7,000 square feet
   b. Minimum lot depth: 85 feet
   c. Minimum lot width: 50 feet

2. The minimum setbacks from property boundaries shall be:
   a. Front Yard 20 feet
   b. Side yard 5 feet
   c. Street side yard 20 feet
   d. Rear yard 20 feet

3. Minimum height of manufactured home: 1 (one) story, not to exceed 20 feet

4. Minimum lot coverage: 35%

17.02.074 - Basic Requirements

A. Dwelling units in this district shall comply with the following:

1. be the first and original owner of the unit;

2. have a minimum floor area per dwelling of at least 1,000 square feet;

3. have a minimum width of 20 feet, excluding expandable units; and

4. meet all the requirements of the federal and state codes for manufactured homes.

B. The manufactured home shall be placed on a full perimeter foundation of 30 inch depth with footing as per Uniform Building Code.

17.02.075 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the MH District.

Section 17.02.080 - Residential Duplex (RD) District

17.02.081 - Purpose and Intent

The purpose and intent of the Residential Duplex District is to provide for a higher intensity residential area that is a mixture of duplexes with single family dwellings. The purpose is to promote and encourage insofar as is compatible with the higher intensity of residential use, a suitable environment for family life composed in large part of an adult population. Primary considerations are to stabilize and protect the residential area and to control overcrowding of the land. Uses of a commercial nature or appearance are excluded. Maximum residential density is ten dwellings per net acre.

17.02.082 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the RD District.

17.02.083 - Development Standards

A. All development in the RD District shall comply with the following standards:

1. Lot dimensions
   a. Minimum lot size—7,500 square feet except:
      i. Religious and charitable institutions: 21,780 square feet
      ii. Clinics, hospital, and convalescent facilities:
      iii. with 10 beds or less: 10,000 square feet;
      iv. with more than 10 beds: 12,000 square feet
   b. Minimum lot depth: 85 feet

c. Minimum lot width: 60 feet

2. Maximum unit density: 3,750 square feet of lot area per unit

3. The minimum setback from property boundaries shall be:
   a. Front yard: 20 feet
   b. Side yard: 5 feet
   c. Street side yard: 20 feet
   d. Rear yard: 20 feet
   e. For a religious or charitable institution: 30 feet or more from any other lot in an R zone or from any school ground.
   f. For a nursing or convalescent home, home for elderly or hospital:
      i. with 10 beds or less: 25 feet from side and rear property lines
      ii. with more than 10 beds: 40 feet from side and rear property lines

4. Minimum Floor Area of Dwelling:
   a. Single Family Dwelling: 1,000 square feet
   b. Multiple Dwelling: 600 square feet

5. Maximum Building Height: 2 stories, not to exceed 35 feet except for religious or charitable institutions which shall not exceed 50 feet.

6. Maximum Lot Coverage: 45%

17.02.084 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the RD District.

Section 17.02.090 - Multiple Family Residential (MFR) District

17.02.091 - Purpose and Intent

The purpose and intent of the Multiple Family Residential District is to provide for a higher intensity residential area that integrates certain quasi-commercial uses. The intent is to provide transition in land use from quiet single family residential neighborhoods to the busier area where services are provided. Commercial uses allowed are of a character unlikely to develop general concentrations of traffic, crowds of customers and general outdoor advertising. Residents in this district prefer and require convenience to services and employment. Maximum residential density is approximately 22 dwellings per net acre.

17.02.092 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the MFR District.

17.02.093 - Development Standards

A. All development in the MFR District shall comply with the following standards:

1. Lot Dimensions
   a. Minimum lot size: 7,500 square feet except:
      i. 21,780 square feet for religious and charitable institutions;
      ii. 10,000 square feet for a nursing or convalescent home, home for elderly or hospital with 10 beds or less;
      iii. 12,000 square feet for a nursing or convalescent home, home for elderly, or hospital with more than 10 beds
   b. Minimum lot depth: 85 feet
   c. Minimum lot width: 50 feet

2. Maximum unit density: 2,500 square feet of lot area for the first dwelling and 1,500 square feet of lot area for each additional dwelling

3. The minimum setback from property boundaries shall be:
   a. Front yard: 20 feet
   b. Side yard: 5 feet
   c. Street side yard: 20 feet
   d. Additional side yard: 2 feet for portions of a structure which exceed two stories or 20 feet in height
   e. Rear yard: 10 feet
   f. For a religious or charitable institution: 30 feet or more from any other lot in an R zone or from any school ground.
   g. For a nursing or convalescent home, home for elderly or hospital:
      i. with 10 beds or less: 25 feet from side and rear property lines
      ii. with more than 10 beds: 40 feet from side and rear property lines

4. Maximum Building Height: 3 (three) stories, not to exceed 40 feet except for religious or charitable institutions which shall not exceed 50 feet.

5. Maximum Lot Coverage: 50%

17.02.094 - Other Applicable Regulations

A. The structures and landscaping for non-residential uses shall be designed to harmonize with the residential structures in the vicinity.

B. In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the MFR District.

Section 17.02.100 - Central Commercial (C-1) District

17.02.101 - Purpose and Intent

The purpose of the Central Commercial District is to provide for those types of financial, professional, administrative and related office services which do not require the processing or exchange of bulky goods or delivery of commodities to or from the premises.

17.02.102 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the C-1 District.

17.02.103 - Development Standards

A. All development in the C-1 District shall comply with the following standards:

1. Minimum lot size: 4,200 square feet

2. The minimum setback from property boundaries shall be:
   a. Front yard: 0 feet
   b. Side yard: 0 feet, except where the property abuts a more restrictive zone district, then the setback shall be the same as the more restrictive zone
   c. Rear yard: 10 feet

3. Maximum Floor Area Ratio (FAR): 2.0

4. Maximum Building Height: 3 (three) stories, not to exceed 45 feet

17.02.104 - Operating Standards

A. All uses in the C-1 District shall adhere to the following:

1. All business and service shall be conducted wholly within an enclosed building.

2. Services to be performed shall be limited to those that ordinarily require no transfer of heavy equipment or commodities that reasonably would require loading and unloading of other than passenger vehicles at the premises, except for deliveries to hotels, service to accessory uses, and delivery of office supplies.

3. Mechanical equipment used for the conduct of business within the district shall be limited to devices and processes which cannot be heard beyond the property boundary.

4. Uses shall be operated and properly maintained so that no objectionable odor, dust, noise, smoke, cinders, gas, vibration, refuse matter or water-carried waste is detectable beyond the property boundary.

17.02.105 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the C-1 District.

Section 17.02.110 - Downtown Commercial (C-2) District

17.02.111 - Purpose and Intent

The purpose of the Downtown Commercial District is to provide standards for those types of retail and wholesale uses of a specialized nature which because of traffic requirements depend upon location in the central commercial core to economically serve the needs of the whole urban area with services such as specialty shops, department stores, centralized activities, commercial recreation and related facilities.

17.02.112 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the C-2 District.

17.02.113 - Development Standards

A. All development in the C-2 District shall comply with the following standards:

1. Minimum lot size: 4,200 square feet

2. The minimum setback from property boundaries shall be:
   a. Front yard: 0 feet
   b. Side yard: 0 feet, except where the property abuts a more restrictive zone district, then the setback shall be the same as the more restrictive zone
   c. Rear yard: 10 feet

3. Maximum Floor Area Ratio (FAR): 2.0

4. Maximum Building Height: 3 (three) stories, not to exceed 45 feet

17.02.114 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the C-2 District.

Section 17.02.120 - Heavy Commercial (C-3) District

17.02.121 - Purpose and Intent

The purpose of the Heavy Commercial District is to provide a location for commercial uses which require large land area, less public services, and more convenience for vehicular circulation with less accommodation for pedestrians. An organized and unified pattern of development for these uses is

determined to be essential for the general welfare of users of the district as well as neighborhood districts.

17.02.122 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the C-3 District.

17.02.123 - Development Standards

A. All development in the C-3 District shall comply with the following:

1. Minimum lot size: None required

2. The minimum setback from property boundaries shall be:
   a. Front yard: 0 feet
   b. Side yard: 0 feet, except where the property abuts a more restrictive zone district, then the setback shall be the same as the more restrictive zone
   c. Rear yard: 10 feet

3. Maximum Floor Area Ratio (FAR): 1.0

4. Maximum Building Height: 3 (three) stories, not to exceed 45 feet

17.02.124 - Operating Standards

A. All uses in the C-3 District shall adhere to the following:

1. At least 50% of all businesses, service, repair, processing, or storage shall be conducted wholly within an enclosed building, except for permitted outdoor uses and such facilities as are designed to serve customers from their vehicles. Outdoor uses shall be screened in accordance with Section 17.03.020.

2. Processes and equipment employed, and goods stored, processed or sold, shall be limited to those which do not produce odor, dust, noise, smoke, cinders, gas, vibration, refuse matter or water-carried waste, or noise detectable beyond the property line, i.e., all operations shall be clean and quiet.

17.02.125 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the C-3 District.

Section 17.02.130 - Industrial (I) District

17.02.131 - Purpose and Intent

The purpose of the Industrial District is to provide minimum standards for the development of sites for establishments producing higher value products, such as: processed foods, recreational, scientific or business supplies and related compatible uses such as warehouses or service industries, provided that no retail sales occur at the point of manufacture. In addition, no use which causes hazardous or obnoxious conditions due to emissions, noise or vibration, or outdoor storage of materials shall be allowed.

17.02.132 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the I District.

17.02.133 - Development Standards

A. All development in the I district shall comply with the following standards:

1. Minimum lot size: None required

2. The minimum setback from property boundaries shall be:
   a. Front yard: 0 feet, except 50 feet where adjoining an R District
   b. Side yard: 0 feet, except 50 feet where adjoining an R District
   c. Rear yard: 0 feet, except 50 feet where adjoining an R District

3. Maximum Floor Area Ratio (FAR): 0.5

4. Maximum Building Height: 3 stories, not to exceed 45 feet

17.02.134 - Site Plan Review

Prior to the development of any lot in the I District, approval of a Site Plan shall be obtained consistent with Section 17.05.030. Roads, water systems, storm and sanitary sewer plans shall conform with Section 17.04.

17.02.135 - Operating Standards

A. The following provisions shall apply to all uses within this district:

1. There shall be no unusual fire, explosion or safety hazards. Storage, handling, and use of hazardous substances, materials and devices shall comply with the Uniform Fire Code.

2. Sound levels shall not exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels to be emitted to adjacent properties are not to exceed levels of the environmental designations for

noise abatement (EDNA) as established by the State of Washington, Department of Ecology (WAC 173-60-040).

3. Pollution standards set up by regional, state or federal pollution control commissions or boards shall apply to all uses.

4. There shall be no production of odor, dust, heat, glare, or vibration perceptible beyond the property lines of the site on which the odor, dust, heat, glare, or vibration is being generated.

17.02.136 - Other Applicable Regulations

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the I District.

Section 17.02.140 - Heavy Industrial (HI) District

17.02.141 - Purpose and Intent

The purpose of the Heavy Industrial District is to provide minimum standards for the location of heavy industrial uses which require larger lot area to function and may create a greater degree of hazard or more annoyance than would be permitted in any other use district. Uses such as residential and some retail businesses are not permitted in this zone in order to encourage heavy industry to locate in areas where their operation will be neither injurious to nor hindered by these uses.

17.02.142 - Uses

Table 17.02.020 describes uses which are permitted, conditionally permitted, and prohibited in the HI District.

17.02.143 - Development Standards

A. All development in the HI District shall comply with the following standards:

1. Minimum lot size: None required

2. The minimum setback from property boundaries shall be:
   a. Front yard: 0 feet, except 50 feet where adjoining a residential district
   b. Side yard: 0 feet, except 50 feet where adjoining a residential district
   c. Rear yard: 0 feet, except 50 feet where adjoining a residential district

3. Maximum Floor Area Ratio (FAR): 0.5

4. Maximum Building Height: 3 (three) stories, not to exceed 45 feet

17.02.144 - Site Plan Review.

Prior to the development of any lot in the HI District, approval of a Site Plan Review shall be obtained from the City Council, consistent with Section 17.05.030. Roads, water systems, storm and sanitary sewer plans shall conform with Section 17.04.

17.02.145 - Operating Standards.

A. The following provisions shall apply to all uses within this district:

1. Storage, handling, and use of hazardous substances, materials and devices shall comply with the Uniform Fire Code.
2. Sound levels shall not exceed levels established by noise control regulations of the Department of Labor and Industries. Maximum permissible environmental noise levels to be emitted to adjacent properties are not to exceed levels of the environment designations for noise abatement (EDNA) as established by the State of Washington, Department of Ecology (WAC 173-60-040).
3. Pollution standards set up by regional, state or federal pollution control commissions or boards shall apply to all uses.
4. There shall be no production of odor, dust, heat, glare, or vibration perceptible beyond the property lines of the site on which the odor, dust, heat, glare, or vibration is being generated.

17.02.146 - Other Applicable Regulations.

In addition to the requirements contained in this section the requirements contained in Chapter 17.03, Supplementary Standards shall also apply to development in the HI District.