

Chapter 17.08PERMITTED USESSections:

- 17.08.010 Use districts designated.
- 17.08.020 R-1 zone--Uses permitted.
- 17.08.030 R-2 zone--Uses permitted.
- 17.04.035 Rural residential zone--Uses permitted.
- 17.08.040 Repealed.
- 17.08.045 Repealed.
- 17.08.050 Repealed.
- 17.08.060 C-Commercial zone--Uses permitted.
- 17.08.070 B zone--Uses permitted.
- 17.08.080 M-Manufacturing zone--Uses permitted.
- 17.08.090 Repealed.

17.08.010 Use districts designated. The city is divided into the following use districts:

- A. R-1 zone; or
- B. R-2 zone; or
- C. Rural residential zone; or
- D. B zone; or
- E. C zone; or
- F. M zone.

The boundaries of the designated zoning districts as shown upon the map made a part of this title, which map is designated as the zoning map of the city. The zoning map is made part of this title and is on file in the office of the city clerk. All notations, references and other information shown thereon are a part of this title and have the same force and effect as if the zoning map and all such notations, references and other information shown hereon were fully set forth or described herein. (Ord. 06-12 §2: Ord. 1403 §5(part), 1996; Ord. 1289 §1, 1991: prior code §18.08.010).

17.08.020 R-1 zone--Uses permitted. A. The following uses are permitted in the R-1 zone:

- 1. One-family dwellings;
- 2. Two-family dwellings;
- 3. Accessory uses. Private garages may have space to accommodate not more than three cars for each dwelling unit;
- 4. Home occupations (see provisions in subsection D of this section);
- 5. Family child care provider home facility;
- 6. Parks and playgrounds.

B. There is established and listed certain conditional property uses which may be permitted in the R-1 zone by the board of adjustment, provided the board has found the requirements for each to be in compliance by the applicant as conditions precedent to the granting of a building permit therefor:

1. Churches;
2. Community centers;
3. Auditoriums;
4. Private/public specialty schools;
5. Utility substations;
6. Country clubs, lodges, clubs;
7. Hospitals;
8. Nursing homes;
9. Libraries and post offices;
10. Animal hospitals, clinics, kennels;
11. Keeping of animals with provisions.

C. The permitted uses in the R-1 zone shall be in compliance with the following:

1. The minimum gross floor area for any single-family dwelling shall be not less than one thousand square feet, exclusive of basements, garages and porches;

2. The minimum gross floor area for any two-family dwelling shall not be less than two thousand square feet, exclusive of basements, garages and porches;

3. Minimum front yards shall be twenty feet; provided, however, that a residence may be built so that its front wall conforms to the line of existing buildings even though this results in a front yard of less than twenty feet; provided further, that in any event no dwelling may be built closer than five feet to the front lot line;

4. Minimum rear yards shall be fifteen feet; provided, however, that a residence may be built so that its rear wall conforms to the line of existing buildings even though this results in a rear yard of less than fifteen feet; provided further, that in any event no dwelling may be built closer than five feet to the rear lot line;

5. Minimum side yards shall be five feet.

D. For any home occupations allowed above, the following provisions apply:

1. For any home occupation for which patrons, clients or customers physically come upon or enter the premises, the owner or tenant of such premises operating the home occupation shall apply for and receive a home occupation permit. The application shall include the name, address, phone number of the applicant, a detailed description of the nature of the business, the estimated patrons, clients or customers, possible noise or nuisance concerns, off-street parking options, a review of the environmental impact, and such other information as deemed relevant by the building official;

2. The home occupation shall be fully contained in the residence;

3. The home occupation shall employ no more than one person not living in the residence;

4. The home occupation shall be limited solely to the residence, and not include any garages, outbuildings, or other accessory structures; and

5. If the home occupation desires a sign, said sign shall not exceed twelve by eighteen inches and can only be placed in the

residence window. (Ord. 06-12 §3: Ord. 1430 §3, 1997; Ord. 1400 §1(part), 1996; Ord. 1383 §1, 1995; Ord. 1305 §1, 1991; Ord. 1132 §1(part), 1982; prior code §18.08.020).

17.08.030 R-2 zone--Uses permitted. A. The following uses are permitted in the R-2 zone:

1. One-family dwellings;
2. Two-family dwellings;
3. Apartment buildings;
4. Condominiums;
5. Mobile home parks;
6. Accessory uses. Private garages may have space to accommodate not more than three cars for each dwelling unit;
7. Home occupations (see provisions in Section 17.08.020(D));
8. Family child care provider home facility;
9. Parks and playgrounds.

*Includes old
Service Zone*

B. There is established and listed certain conditional property uses which may be permitted in the R-2 zone by the board of adjustment, provided the board has found the requirements for each to be in compliance by the applicant as conditions precedent to the granting of a building permit therefor:

1. Churches;
2. Community centers;
3. Auditoriums;
4. Private/public specialty schools;
5. Utility substations;
6. Country clubs, lodges, clubs;
7. Hospitals;
8. Nursing homes;
9. Libraries and post offices;
10. Animal hospitals, clinics, kennels;
11. Keeping of animals with provisions;
12. Professional clinics;
13. Office buildings;
14. Day care centers;
15. Restaurants;
16. Electronic media facilities (radio stations).

C. The permitted uses in the R-2 zone shall be in compliance with the following:

1. The minimum lot size shall be one thousand five hundred square feet per each dwelling unit;
2. The minimum gross floor area for any single-family dwelling shall be not less than one thousand square feet, exclusive of basements, garages and porches;
3. The minimum gross floor area for any two-family dwelling shall not be less than two thousand square feet, exclusive of basements, garages and porches;
4. Minimum front yards shall be twenty feet; provided, however, that a residence may be built so that its front wall conforms to the line of existing buildings even though this results in a front yard of less than twenty feet; provided further, that

in any event no dwelling may be built closer than five feet to the front lot line;

5. Minimum rear yards shall be fifteen feet; provided, however, that a residence may be built so that its rear wall conforms to the line of existing buildings even though this results in a rear yard of less than fifteen feet; provided further, that in any event no dwelling may be built closer than five feet to the rear lot line;

6. Minimum side yards shall be five feet. (Ord. 06-12 §4: Ord. 05-03 §2; Ord. 1430 §4, 1997; Ord. 1417 §1, 1997; Ord. 1400 §1(part), 1996; Ord. 1383 §1, 1995; Ord. 1305 §2, 1991; Ord. 1132 §1(part), 1982; prior code §18.08.030).

17.08.035 Rural residential zone--Uses permitted. A. The following uses are permitted in the rural residential zone:

1. Single-family dwellings;
2. Accessory structures including residential garages, tool sheds, greenhouses and recreational rooms;
3. Guest cottages (maximum eight-hundred-square-foot size);
4. Family child care provider home facility;
5. Home occupations, provided the applicant is in compliance with the requirements of Section 17.08.020(D).

B. The following agricultural type uses are allowed; provided, that they are secondary and incidental to the single-family use:

1. Farming;
2. Barns, silos and related structures;
3. Pasturing and grazing;
4. Private stables;
5. Parks and playgrounds;
6. Livestock (hoofed animals) may be kept by the residents on the premises, provided there shall be no more than two head per acre;
7. Rabbits, poultry and similar-size animals may be kept by the residents on the premises, provided there shall be no more than five per each acre.

C. There are established and listed certain conditional property uses which may be permitted in the rural residential zone by the board of adjustment, provided the board has found the requirements for each to be in compliance by the applicant as conditions precedent to the granting of a building permit therefor:

1. Churches, community centers and auditoriums;
2. Utility substations;
3. Electronic media facilities;
4. Commercial riding stables;
5. Hunting preserves;
6. Cell towers;
7. Wind powered generating facilities.

1. All uses and special uses permitted in the R-1 zone; and
2. All uses and special uses permitted in the R-2 zone; and
3. All uses and special uses permitted in the R-3 zone; and
4. Condominiums, office buildings, day care centers, mobile home parks, restaurants and electronic media facilities; and
5. Home occupations upon such terms and conditions as are permitted in R-2 zones.

B. The gross floor area and setback requirements in the R-4 zone shall be consistent with the R-2 zone classification. (Ord. 1402 §11, 1996; Ord. 1289 §2, 1991).

17.08.050 S-Service zone--Uses permitted. A. The essential purpose of the S-Service zone is to provide for the uses, buildings and structures in which service facilities for the traveling public and business visitors may find accommodations and the building density therefor shall be low so as not to congest or contribute to the creation of traffic

hazards on the relating arterials, highways and streets. The following uses are permitted in the S-Service zone:

1. Hotels, motels and apartment hotels;
2. Repealed by Ord. 1403;
3. Gasoline service stations, body shops, garages;
4. Theaters;
5. Restaurants;
6. Drive-in theaters;
7. Drive-in refreshment parlors;
8. Beauty parlors;
9. Barber shops;
10. Dry cleaning establishments;
11. Bowling alleys;
12. Launderette;
13. Churches;
14. Private and nonacademic schools;
15. Utility substations;
16. Repealed by Ord. 1402;
17. Animal hospitals, clinics and kennels;
18. Warehouses;
19. On-site hazardous waste treatment and storage facilities accessory to a permitted use; provided, that such facilities meet the state siting criteria adopted pursuant to RCW 70.105.210.

B. There is established and listed certain conditional property uses which may be permitted in the S-Service zone by the planning commission in accordance with its jurisdiction as the requirements for each to be in compliance by the applicant as conditions precedent to the granting of a building permit therefor: taverns.

C. The permitted uses in the S-Service zone shall be in compliance with the following:

1. Minimum front yard shall be twenty-five feet;
2. Minimum rear yard shall be ten feet, which may be used for off-street parking;
3. Minimum side yard shall be ten feet. (Ord. 1403 §2, 1996; Ord. 1402 §9(part), 1996; Ord. 1400 §1(part), 1996; Ord. 1224 §2, 1988; prior code §18.08 050).

D. The permitted uses in the rural residential zone shall be in compliance with the following:

1. Minimum lot size shall be two acres with public water supply and five acres with a water well. Private on-site sewage systems are allowed in this zone;
2. Minimum lot width shall be one hundred twenty-five feet;
3. Minimum lot depth shall be one hundred fifty feet;
4. Maximum lot coverage by structures shall be twenty-five percent;
5. Maximum building height shall be thirty-five feet. Measurement of building height shall be by the method utilized in the currently adopted building code;
6. Minimum yard setbacks to all structures shall be:
 - a. Front: 35 feet;
 - b. Side: 30 feet;
 - c. Rear: 50 feet;
 - d. Any structure enclosing animals (barn, coop, stable, etc.): 75 feet. (Ord. 08-03 §1: Ord. 06-12 §5).

17.08.040 R-3 zone--Uses permitted. Repealed by Ord. 06-12. (Ord. 1417 §2, 1997; Ord. 1403 §§3, 4, 1996; Ord. 1400 §1(part), 1996; prior code §18.08.040).

17.08.045 R-4 zone--Uses permitted. Repealed by Ord. 06-12. (Ord. 1402 §11, 1996; Ord. 1289 §2, 1991).

17.08.050 S-Service zone--Uses permitted. Repealed by Ord. 06-12. (Ord. 1403 §2, 1996; Ord. 1402 §9(part), 1996; Ord. 1400 §1(part), 1996; Ord. 1224 §2, 1988; prior code §18.08.050).

17.08.060 C-Commercial zone--Uses permitted. The essential function of the C-Commercial zone is to provide for adequate areas in which heavy retail sales relating to heavy equipment, automobiles, lumber may be conducted and certain light metal work and metal and lumber fabrications which may or may not be related to the essential uses but will be compatible therewith. The following uses are permitted in the C zone:

- A. Any use permitted in the S zone;
- B. Commercial garages, automobile sales and service;
- C. Motor vehicle rentals;
- D. Used car lots;
- E. Cabinet and furniture making;
- F. Lumber yards;
- G. Sign painting shops;
- H. Open storage of material available for retail sale and not storage as junk for sale to wholesalers, manufacturers or metal processors;
- I. Truck and trailer sales, repair and service;
- J. Trucking terminals;
- K. Tire repair shops;
- L. Warehousing and wholesaling;
- M. Migratory amusements;

- N. Laundries;
- O. Large machinery rentals;
- P. Farm equipment sales and service;
- Q. Heating and plumbing equipment sales, supply, installation and service;
- R. Manufacture, fabrication and assembly of products;
- S. Blacksmithing and metal working shops;
- T. Manufacturing of sausage and similar products and smoking of meats, providing that all operations concerned with cutting, grinding, casing and cooking and smoking are confined within the building and that killing and dressing of the meat is not connected therewith;
- U. Grain elevators;
- V. Feed and seed stores;
- W. Governmental buildings, services and other accessory uses;
- X. On-site hazardous waste treatment and storage facilities accessory to a permitted use; provided, that such facilities meet the state siting criteria adopted pursuant to RCW 70.105.210;
- Y. Residential dwellings on upper floors of buildings.
(Ord. 06-12 §9; Ord. 1224 §3, 1988; Ord. 1125 §1, 1982; prior code §18.08.060).

17.08.070 B zone--Uses permitted. The following uses are permitted in the B zone; provided, that no storage of flammable liquids in quantities in excess of one gallon may be involved therein:

- 1. Apartments;
- 2. Banks;
- 3. Bakeries;
- 4. Barber shops and beauty shops;
- 5. Business or commercial schools;
- 6. Retail stores;
- 7. Electrical and radio repair shops;
- 8. Frozen food lockers;
- 9. Florist shops and greenhouses;
- 10. Food stores;
- 11. Hardware stores;
- 12. Hotels;
- 13. Laundries;
- 14. Dry cleaners;
- 15. Motels;
- 16. Offices;
- 17. Pet shops;
- 18. Photographers;
- 19. Professional offices;
- 20. Restaurants;
- 21. Shoe repair shops;
- 22. Tailor and dressmaking shops;
- 23. Telephone exchange buildings;
- 24. Clothing stores;
- 25. Undertaking establishments;
- 26. Bowling alleys;

- 27. Department, furniture and home appliance stores;
 - 28. Painting and decorating shops;
 - 29. Plumbing, heating and roofing supply stores;
 - 30. Printing and publishing establishments;
 - 31. Recreation places;
 - 32. Taverns and cocktail lounges;
 - 33. Theaters;
 - 34. Uses clearly incidental to any of the above uses;
 - 35. Residential dwellings on upper floors of buildings.
- (Ord. 06-12 §10; prior code §18.08.070).

17.08.080 M-Manufacturing zone--Uses permitted. A. The essential function of the M-Manufacturing zone is to provide for a suitable area in which any land uses not enumerated in a zone here established may be permitted and in which manufacturing may be conducted, and the use of the land on the basis of a low building density from which there shall be a minimum of air contamination, air pollution, emission of odors and gases, and the origin of sewage wastes to the detriment of the community.

B. Any manufacturing or industrial use meeting the following performance standards may be permitted in this zone:

1. Automatic screw machines are permitted when operated with noise silencers and when located not less than two hundred feet from any zoned residential district.

2. Stamping machines, punch presses and press brakes shall be permitted when such machines are placed on shock-absorbing mountings, and on a suitable reinforced concrete footing; no machine shall be loaded beyond its capacity as prescribed by the manufacturer. Such machines may have a capacity up to fifty tons, when located two hundred fifty feet from any residential zone or residential use, one hundred tons when located three hundred feet from any residential zone or residential use.