



## PLANNING COMMISSION AGENDA

Regular Meeting Date: 07/07/2021

### BY REMOTE PARTICIPATION ONLY

JOIN HERE <https://us02web.zoom.us/j/9398505755>

Meeting ID Meeting ID: 939 850 5755

Phone in +1 253 215 8782 US (Tacoma)

- **CALL TO ORDER 6:00pm**

Pledge of Allegiance

- **ROLL CALL**

- **GUEST BUSINESS**

- **ACTION ITEMS**

1. Approve minutes for 06/02/2021
2. Approve minutes for 6/19/2021

### DISCUSSION ITEM

1. Briefing on Permissible Use Table Asst Planner Needham/Planning Mgr Levitan

### COMMISSIONER REPORTS

### PLANNING DIRECTOR'S REPORT

### ADJOURN

### SPECIAL NEEDS

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# PLANNING COMMISSION MEETING MINUTES



## REMOTE PARTICIPATION 06-02-2021

CALL TO ORDER: 6:00 pm by Chair John Cronin

MEMBERS PRESENT: Mike Duerr, Janice Huxford, Vicki Oslund, Todd Welch, Linda Hoult and Jennifer Davis

MEMBERS ABSENT: None

STAFF PRESENT: Planning Manager Levitan, Senior Planner Place and Clerk Jennie Fenrich

OTHERS PRESENT: Councilmembers Steve Ewing and Gary Petershagen

Chair Cronin called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**Roll Call:** All present.

**Guest business:** None.

**Approval of Minutes:** Motion by Commission Cronin, seconded by Commissioner Welch, to approve the minutes of the May 19 meeting, with one Scrivener error, to be amended. The motion carried (7-0-0-0).

### **Discussion Items:**

1. Senior Planner Place gave an introduction of proposed amendments to the city's nonconforming code (LSMC 14.32), which aim to update and streamline how the city regulates uses and development that do not meet current zoning standards. She provided an overview of the major concepts that staff is proposing to address as part of the amendments, including the continuation, modification, and abandonment of nonconforming uses and development, as well as examples of code language from several jurisdictions in the region. Senior Planner Place answered a number of questions from commissioners and discussed a proposed schedule for the update, as well as related efforts such as the update to the Shoreline Master Program.

2. Planning Manager Levitan introduced proposed amendments to the Parks and Capital Facilities elements of the Comprehensive Plan as part of the 2021 Docket. He stated that they were similar in scope to the 2020 amendments and would focus on updates to the 6-year Capital Improvement Plan and 20-year Capital Facilities Program. He laid out a schedule for future work sessions on other

Comprehensive Plan elements and that the city would be undertaking a more comprehensive update in 2024 as part of the state-mandated periodic update.

**Commissioner Reports:** Commissioner Davis thanked the staff for their preparation of the nonconforming code staff report and really appreciates the hyperlinks to other jurisdictions.

Commissioner Hoult inquired as to when in-person meetings might start again. Planning Manager Levitan reported the City Council was scheduled for a hybrid (in-person and online) meeting on June 8 and that the city was working on a plan to resume in person meetings. Commissioner Hoult also reiterated that drivers are driving unsafely, especially up around the high school and requested that some traffic calming devices be added. Planning Manager Levitan responded that he would follow up with the Police and Public Works departments.

Commissioner Huxford reported the next Council meeting was scheduled to have a public hearing to on the Marijuana production threshold limits that the Planning Commission had recommended and encouraged commissioners to attend the meeting. She also reported that she is Mistress of Ceremony for the Aquafest pageant and Miss Aquafest was crowned and her name is Ocean Chapman, who is from Granite Falls. She encouraged everyone to try to meet the Aquafest court when they are out around town.

Chair Cronin invited anyone who is interested in helping with the remodeling of the batting cages at the High School to reach out to him for information.

**Planning Manager's Report:** Planning Manager Levitan reported that the lot Status hearing was scheduled for June 16<sup>th</sup>, and that future meeting items would include the Permissible Uses code amendment, Shoreline Master Program updates, and impact fee code amendments. He noted also noted that the Farmer's Market opened on June 2.

**Adjourn:** Moved by Commissioner Welch, seconded by Commissioner Huxford to adjourn the meeting at 6:51 p.m. On vote the motion carried (7-0-0-0).

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Jennie Fenrich, Planning Commission Clerk

# PLANNING COMMISSION MEETING MINUTES



## REMOTE PARTICIPATION 06-16-2021

CALL TO ORDER: 6:00 pm by Chair John Cronin

MEMBERS PRESENT: John Cronin, Mike Duerr, Janice Huxford, Vicki Oslund, Linda Hoult, Jennifer Davis and Todd Welch

MEMBERS ABSENT: None

STAFF PRESENT: Community Development Director Russ Wright, Planning Manager Levitan, Associate Planner Gassaway and Jennie Fenrich, Clerk

OTHERS PRESENT: Councilmember Gary Petershagen

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Chair Cronin called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

**Roll Call:** All present.

**Guest business:** None.

**Approval of Minutes:** Minutes of last meeting will be provided at the following meeting.

### **Public Hearing – Lot Status Regulations (LUA2021-0001)**

Chair Cronin opened the public hearing for LUA2021-0001. Associate Gassaway gave a Powerpoint presentation on the amendment and explained the need for an official process to determine legal lot status in certain situations. She reviewed the components of the proposed code amendment, which establishes an application process, submittal requirements, decision criteria, methods for appeal and alternate methods for determination of legal lot status. Commissioners asked some clarifying questions. There was a motion made to make a recommendation for Council approval as submitted. Chair Cronin made the motion and Commissioner Welch seconded. It was approved to forward to Council (7-0-0-0).

### **Discussion Items**

Planning Manager Levitan introduced proposed amendments to the city's impact fees, which are codified in LSCM 14.100 through 14.124. The primary focus will be on expanding the city's traffic impact zones to include newly annexed areas, simplifying the city's methodology for utilizing parks impact fees, and to address school impact fees for newly annexed areas within Snohomish School District

boundaries. Staff will provide additional analysis of potential changes to the park impact fee code language at a future work session before scheduling a public hearing for the proposed amendment.

**Commissioner Reports:** Commissioner Huxford reported that the Council had approved the marijuana facilities code amendment (LUA2020-0189) at their June 8, 2021, which the Commission had recommended at their May 19, 2021 meeting. Chair Cronin reported that four Bert Cronin scholarships were awarded this year.

**Planning Director's Report:** Director Wright provided additional information on the Council's adoption of the marijuana facilities code amendment. He noted that the City Council is on hiatus between July 14 and August 23, and that staff was proposing a similar break for Commission meetings, with meetings to be held on July 7 and August 18; commissioners agreed to this schedule. Director Wright reported that he has been appointed Co-Chair and PSRC representative of the Snohomish County Tomorrow Planning Advisory Committee Director Wright invited the commissioners to attend the virtual 20<sup>th</sup> St Ballfield Open House on June 14.

**Adjourn:** Moved by Chair Cronin, seconded by Commissioner Hoult to adjourn the meeting at 6:48 p.m. On vote the motion carried (7-0-0-0).

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Jennie Fenrich, Planning Commission Clerk



One Community Around the Lake

## Staff Report Lake Stevens Planning Commission

Planning Commission Briefing

Date: **July 7, 2021**

**Subject: Update on Revising the Permissible Use Chapter (LSMC 14.40)**

Contact Person/Department: Jill Needham, *Assistant Planner*

David Levitan, *Senior Planner*

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### **SUMMARY:**

Staff has prepared updated drafts of three use tables (residential, non-residential, and special uses), which are proposed to replace existing Table 14.40-I, as well as proposed amendments to the city's supplementary use regulations and other associated sections of LSMC Title 14. Commissioners are asked to review and provide feedback on the proposed amendments and determine whether the proposal is ready to move forward to a public hearing on August 18.

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### **ACTION REQUESTED OF PLANNING COMMISSION:**

This is an informational briefing. Commissioners are asked to respond to specific questions/items raised by staff and determine whether the proposal is ready for a public hearing.

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### **BACKGROUND/DISCUSSION:**

The Planning Commission has held five work sessions to date to discuss potential amendments to the Permissible Uses Chapter of the Land Use Code (LSMC 14.40). Staff introduced the goal and scope of the project on [October 21](#), which was followed by a more detailed discussion on [November 18](#) of potential strategies to consolidate and simplify uses, reduce or eliminate redundant land use processes, and create more clear and objective performance standards for specific uses.

Staff provided a first draft of the non-residential use table on [January 6](#), with additional refinements made in advance of the [February 3](#) meeting. Staff also introduced drafts of the residential use and special use tables during the February 3 meeting. These three tables are designed to replace the current large and overly detailed table in [Table 14.40-I](#). On [April 21](#), commissioners reviewed proposed updates to LSMC 14.40.010-090 (Attachment 1, collectively known as the "preamble"), as well as examples of updated supplementary use regulations that aim to provide more clear and objective performance standards that can increase the number of outright permitted uses and reduce the number of conditionally permitted uses (Attachment 2). Staff has incorporated Commission comments from April 21 into the updated drafts shown in Attachments 1 and 2.

Over the past two months, staff has filled in the use tables for Residential Uses (Attachment 3), Non-Residential Uses (Attachment 4), and Special Uses (Attachment 5). The updated tables include the required review and approval process (P, A, or C) for each use by individual zoning district as well as footnotes and links to the applicable supplementary use regulations (performance standards) and

other applicable code sections for each use. As a reminder, P = Permitted outright, A = Permitted with Administrative Conditional Use Permit (a Type II administrative land use review), and C = Permitted with a Conditional Use Permit (a Type III land use application with a public hearing before the Hearing Examiner). Staff has also further integrated related sections of the Land Use Code into the updated tables, including the Subarea Regulations (Chapter 14.38), Supplementary Use Regulations (Chapter 14.44), and Innovative Housing and Infill regulations (Chapter 14.46). This includes adding zoning districts such as BD (Business District), CD (Commercial District), and CBD (Central Business District) to the tables that were previously only referenced in Chapter 14.38.

The final attachment (Attachment 6) includes a variety of related code sections that staff is proposing to amend to provide consistency with the proposed changes to LSCMC 14.38 and 14.44, most notably LSCMC 14.08.010 (Definitions of Basic Terms) and Table 14.72-I (Table of Parking Requirements).

## **DISCUSSION AND NEXT STEPS**

Commissioners are asked to review and provide feedback on the proposed amendments shown in Attachments 1 through 6. Below are a number of policy issues that staff believes warrant specific Commission discussion and guidance.

- Storage facilities are land-intensive uses that provide minimal job generation. Staff is proposing that storage facilities no longer be permitted in the P/SP zone; require an ACUP in the city's industrial zones; and be required to demonstrate why other permitted uses are not economically feasible. Are commissioners comfortable with these proposed amendments?
- Given the lack of industrial land in the city, staff is proposing that retail uses require an ACUP in the light and general industrial zones (retail uses were previously outright permitted on lots less than one acre in size). Are commissioners comfortable with this change?
- Detached single-family residences are currently permitted in the Multifamily Residential (MFR) zone. Should this continue to be the case, or should they be prohibited (staff's recommendation), with existing residences considered legal non-conforming?
- Accessory dwelling units (ADUs) are currently permitted in the MFR zone (when developed on a lot with a legal non-conforming single-family residence). In coordination with its recommendation to prohibit detached single-family residences in the MFR zone, staff is proposing to no longer allow new ADUs in the MFR zone. Are commissioners comfortable with this change? Staff can explore the number of properties that would potentially be impacted by such an amendment.
- Home occupations are currently permitted in the Local Business, General Industrial, and Light Industrial zones, where residential development is not permitted but several legal non-conforming residences exist. Should new home occupations continue to be permitted in these non-residential zones?

Following Commission discussion, staff is requesting guidance on whether the proposed amendments are ready to move forward to a public hearing on August 18, or if they warrant another work session. Staff held a work session with City Council on June 22, where it shared earlier drafts of the six attachments. If commissioners are ready to move the proposal to public hearing, staff will begin the Department of Commerce noticing process for code amendments and reach out to local stakeholders such as the Chamber of Commerce to provide them an opportunity to review the proposed changes.

## **Attachments**

Attachment 1: Preamble (LSCMC 14.44.010-090)

Attachment 2: Supplementary Use Regulation (LSMC 14.44)

Attachment 3: Other Updated Sections

Attachment 4: Residential Table Draft

Attachment 5: Non-residential Table Draft

Attachment 6: Special Use Table Draft

**Attachment 1****14.40.010 ~~Table of Permissible Use Tables~~.**

Tables 14.40-I-III, the ~~Table of~~ Permissible Use ~~Tables~~, sets forth the permissible uses for the various zoning districts in the City ~~established in Chapter 14.36 Part I~~, subject to other applicable provisions in this title. It should be read in close conjunction with the definitions of terms set forth in Section [14.08.010](#) and the other interpretative provisions set forth in this chapter. Permissible uses for the subarea zoning districts are not included in this table, but are included in Section [14.38.020](#). (Ord. 876, Sec. 18, 2012; Ord. 811, Sec. 31, 2010; Ord. 676, Sec. 23, 2003; Ord. 468, 1995)

**14.40.015 Uses within Subareas**

Permissible and prohibited uses ~~within~~ ~~for~~ adopted subarea ~~zoning districts~~ ~~plan~~ boundaries (as identified on the Official Zoning Map) are listed in Section 14.38.020. Identified principal and secondary uses are both considered permissible uses, although principal uses are preferred. ~~For development within adopted subareas, see~~ ~~Per Section~~ ~~LSMC~~ 14.38.015 and 14.44.030 (Development within Adopted Subareas), regulations regarding permitted uses in Chapter 14.38 supersede those in other Title 14 chapters, including this one. -

**14.40.020 Use of the Designations P, A, C in ~~Table of Permissible Use Tables~~.**

(a) The ~~Table of~~ Permissible Use ~~Tables~~ (Tables 14.40-I-III) sets forth which uses are permitted in which zones. The letter "P" means the use is permitted or allowed in the indicated ~~zoning~~ district subject to all code requirements of this title. The letter "A" means the use requires an administrative conditional use permit [\(see Section 14.16C.015\)](#), and the letter "C" means the use requires a conditional use permit [\(see Section 14.16C.045\)](#). No letter means that use is not permitted in the indicated ~~zoning~~ district.

(b) When used in connection with residential uses (use classification 1.000), the designation "PAC" means that such developments of less than five dwelling units are a permitted use when code requirements are met, developments of five or more but less than 13 dwelling units need an administrative conditional use permit, and developments of 13 or more dwelling units require a conditional use permit.

(c) When used in connection with nonresidential uses, the designation "PA" means that such developments are permitted if the lot to be developed is less than one acre in size and require an administrative conditional use permit if the lot is one acre or larger in area; and the designation "PC" means that such developments are permitted if the lot to be developed is less than one acre in size and require a conditional use permit if the lot is one acre or larger in area.

(d) Use of the designation PAC for combination uses is explained in Section 14.40.080. (Ord. 903, Sec. 29, 2013; Ord. 811, Sec. 32, 2010; Ord. 798, Sec. 3, 2009; Ord. 676, Sec. 24, 2003; Ord. 590, 1998; Ord. 468, 1995)

#### **14.40.030 Jurisdiction over Uses Otherwise Permissible.**

Whenever this title provides that a use in a nonresidential zone or a nonconforming use in a residential zone is permissible, an administrative conditional use permit shall nevertheless be required if the Planning Director finds that the proposed use would have an extraordinary impact on neighboring properties or the general public. In making this determination, the Planning Director shall consider, among other factors, whether the use is proposed for an undeveloped or previously developed lot, whether the proposed use constitutes a change from one principal use classification to another, whether the use is proposed for a site that poses peculiar traffic or other hazards or difficulties, and whether the proposed use is substantially unique or is likely to have impacts that differ substantially from those presented by other uses that are permissible in the zoning district in question. (Ord. 811, Sec. 33, 2010; Ord. 676, Sec. 25, 2003; Ord. 468, 1995)

#### **14.40.0340 Permissible and Prohibited Uses.**

(a) The presumption established by this title is that all legitimate uses of land are addressed within the Table of Permissible Use Tables, and are either allowed or not allowed thereby. But because the list of permissible uses set forth at the end of this chapter cannot be all inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

(b) Tables 14.40-I-III includes a column indicating the most similar classification code under the North American Industrial Classification System (“NAICS code”), where applicable. NAICS codes establish general categories of businesses and land uses, with more detailed subcategories. Consistent with subsection (a), NAICS codes may be used to evaluate whether uses with similar characteristics and impacts that are not explicitly listed in the use tables shall be permitted or permitted conditionally.

(c) Any proposed use not listed in the tables shall be determined as allowed or not allowed within a land use designation based on its consistency with the Comprehensive Plan and the purpose of the zoning district. If allowed, the use shall be classified by the Planning Director as outright permitted or requiring an administrative conditional use or conditional use permit using the most similar listed use. The Planning Director shall make that determination based on the physical characteristics of the use and its supporting structures, including scope, traffic generation, hours of operation, and other impacts.

The determination of the Planning Director shall be appealable pursuant to Section 14.16B.710.

(db) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:

- (1) Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible or explosive materials in violation of the City's fire prevention code.
- (2) Stockyards, slaughterhouses, rendering plants.
- (3) Use of a travel trailer, motor home, or other recreational vehicle as a permanent residence except those permitted in a manufactured/mobile home park as per Section [14.44.070](#).  
Recreational vehicles may be used as a temporary guest residence for up to two weeks without a permit, or up to three months within any one consecutive year upon approval by the Planning Director. Situations that do not comply with this subsection on the effective date of the ordinance codified in this title are required to conform within one year.
- (4) Use of a motor vehicle parked on a lot as a structure in which, out of which, or from which any goods are sold or stored, any services are performed, or other business is conducted. This prohibition does not apply to temporary public services, such as bookmobiles, blood donation centers, public service information, etc., or temporary food vendors allowed pursuant to Sections [14.44.085](#) [14.44.400](#) and [14.44.410](#) (situations that do not comply with this subsection on the effective date of the ordinance codified in this title are required to conform within 30 days).
- (5) *Repealed by Ord. 958.*
- (6) Sewage/septic sludge recycling except when approved as an essential public facility pursuant to Section [14.16C.060](#). (Ord. 991, Sec. 5, 2017; Ord. 958, Sec. 2, 2016; Ord. 903, Sec. 30, 2013; Ord. 894, Sec. 2, 2013; Ord. 811, Sec. 34, 2010; Ord. 676, Sec. 26, 2003; Ord. 468, 1995)

#### **14.40.0450 Accessory Uses.**

(a) ~~Tables 14-40-I-III|The Table of Permissible Uses (referenced in Section 14.40.010 and found at the end of this chapter) classifies different principal uses according to their land uses, potential different impacts and NAICS codes. Whenever an activity, use or structure exists that is (which may or may not be separately listed as a principal use in this table) is conducted in conjunction with incidental and subordinate to another principal use and constitutes only an incidental or insubstantial part of the total activity that takes place on the same lot, or is commonly associated with the principal use and integrally related to it, then it may be regarded as accessory to the principal use, and may be carried on underneath the umbrella of the permit issued for the principal use.~~ For example, a swimming pool/tennis court complex ~~is customarily~~ associated with ~~and integrally related to~~ a residential subdivision or

multifamily development ~~and would be~~ is regarded as accessory to such principal uses, even though ~~such facilities, if developed apart from a residential development, they~~ would require an administrative conditional use permit ~~if developed as a principal use. (use classification 6.210). A use cannot be approved an accessory use without a primary use to which it is subordinate.~~

(b) For purposes of interpreting subsection (a) of this section:

(1) ~~A use may be regarded as incidental or insubstantial if it is incidental or insubstantial in and of itself or in relation to the principal use;~~

(2) ~~To be "commonly associated" with a principal use it is not necessary for an accessory use to be connected with such principal use more times than not, but only that the association of such accessory use with such principal use takes place with sufficient frequency that there is common acceptance of their relatedness.~~

(be) Without limiting the generality of subsections (a) and (b) of this section, the following activities, so long as they satisfy the general criteria set forth above, are specifically regarded as accessory to residential principal uses:

(1) Home occupations, subject to the standards of LSCM 14.44.010.

(2) Hobbies or recreational activities of a noncommercial nature.

(3) The renting out of ~~one or two rooms within a single family residential unit to (which one or two rooms do not themselves constitute a separate dwelling unit) other than on a daily or weekly basis to not more than two persons who are not part of the family that resides in the single family dwelling for a period of 30 or more days, consistent with the definition of "family" in LSCM 14.08.010.~~

(4) Yard sales or garage sales, so long as such sales are not conducted on the same lot for more than three days (whether consecutive or not) during any 30-day period.

(d) Without limiting the generality of subsections (a) and (b) of this section, the following activities shall not be regarded as accessory to a residential principal use and are prohibited in residential districts.

(1) Storage outside of a substantially enclosed structure of more than one motor vehicle that is unlicensed and nonoperational for a period of more than three months.

(2) Parking outside a substantially enclosed structure or a legally established vehicle accommodation area (as defined in LSMC 14.72.060) of more than four motor vehicles between the building setback of the principal building and the street on any lot used for purposes that fall within the following principal use classifications: 1.100, 1.200, or 1.400single-family or multifamily residential development. Parking on non-approved surfaces is prohibited.

(e) When a land use permit is applied for, all anticipated accessory uses shall be explicitly disclosed, and made part of the findings. Subsequent accessory uses not disclosed shall be subject to the permit modification requirements of Section 14.16A.235 prior to commencing. (Ord. 811, Sec. 35, 2010; Ord. 676, Sec. 27, 2003; Ord. 468, 1995)

#### **14.40.0560 Use of Supplementary Use Regulations**

The city has established specific supplementary use regulations that establish performance standards and requirements for certain types of land uses. Tables 14.40-I-III utilize footnotes to indicate those uses for which supplementary use regulations or another performance standards apply, and apply and provide citations and links to the applicable LSMC sections.

##### **Permissible Uses Not Requiring Permits.**

Notwithstanding any other provisions of this title, no land use approval, administrative conditional use, or conditional use permit is necessary for the following uses:

- (1) Streets.
- (2) Electric power, telephone, telegraph, cable television, gas, water, and sewer lines, wires or pipes, together with supporting poles or structures, located within a public right of way.
- (3) Neighborhood utility facilities located within a public right of way with the permission of the owner (State or town) of the right of way. (Ord. 811, Sec. 36, 2010)

#### **14.40.0670 Change in Use.**

A change of use of property shall be reviewed pursuant to Section 14.16C.030. (Ord. 811, Sec. 37, 2010; Ord. 468, 1995)

#### **14.40.0780 Combination Uses.**

(a) When a combination use comprises two or more principal uses that require different types of permits (permitted use, administrative conditional use, or conditional use), then the permit authorizing the combination use shall be:

- (1) A conditional use permit if any of the principal uses combined requires a conditional use permit.
- (2) An administrative conditional use permit if any of the principal uses combined requires an administrative conditional use permit but none requires a conditional use permit.
- (3) A permitted use requiring Planning Director approval in all other cases. [This is indicated in the Table of Permissible Uses by the designation PAC in a column.](#)

~~(b) When a combination use consists of a single-family detached residential subdivision and two-family or multifamily uses, the total density permissible on the entire tract shall be determined by having the developer indicate on the plans the portion of the total lot that will be developed for each purpose and calculating the density for each portion as if it were a separate lot.~~

~~(c) When a combination use consists of a single-family detached and two-family or multifamily uses, then the total density permissible on the entire tract shall be determined by dividing the area of the tract by the minimum square footage per dwelling unit specified in Section 14.48.020. (Ord. 811, Sec. 38, 2010; Ord. 676, Sec. 28, 2003; Ord. 468, 1995)~~

**14.40.090 More Specific Use Controls.**

~~Whenever a development could fall within more than one use classification in the Table of Permissible Uses Permissible Use Tables (referenced in Section 14.40.010 and found at the end of this chapter), the classification that most closely and most specifically describes the development controls. For example, a small doctor's office or clinic clearly falls within the 3.110 classification (office and service operations conducted entirely indoors and designed to attract customers or clients to the premises). However, classification 3.130, "office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area," more specifically covers this use and therefore is controlling. (Ord. 1020, Sec. 3, 2018; Ord. 468, 1995)~~

**Attachment 2**

**14.44.01016C.070 Home Occupations. (Moved from Land Use Actions to Use Regulations)**

(a) The purpose of this section is to allow small-scale commercial occupations incidental to residential uses to be located in residences while guaranteeing all neighboring residents freedom from excessive noise, traffic, nuisance, fire hazard, and other possible effects of commercial uses being conducted in residential neighborhoods.

(b) Procedure. A home occupation permit is approved by the Planning Director or their designee for each home occupation. Home occupations shall be reviewed in the manner and following the procedures established in Chapters 14.16A and 14.16B for a Type I review.

(c) Home occupations shall require a city business license and shall be reviewed for compliance with the provisions of this section during the business license review. Home occupations may require the submittal of additional information beyond the standard business license application.

(d) Standards. Home occupations are permitted as an accessory use to the residential use of a property only when all of all the following conditions are met:

- (1) The total area devoted to all home occupation(s) shall not exceed 25 percent of the floor area of the dwelling unit or 500 square feet, whichever is less. Areas within attached garages and storage buildings shall not be considered part of the dwelling unit for purposes of calculating allowable home occupation area but may be used for storage of goods associated with the home occupation;
- (2) If the home occupation is located in an accessory structure, the area devoted to the occupation, as described in subsection (c)(1) of this section, shall be based upon the floor area of the dwelling only; Areas accessible to customers shall be legally established. Additional building permits may be required.
- (3) No business activity may occur outside of any buildings on site, including displays of goods, stock in trade or other commodities;
- (4) Not more than one person outside of the family shall be employed on the premises;
- (5) The home occupation shall in no way alter the normal residential character of the premises;
- (6) No objectionable noise, fumes, odor, or dust shall be allowed;
- (7) The home occupation(s) shall not use electrical or mechanical equipment that results in:

- (i) A change to the fire rating of the structure(s) used for the home occupation(s);
- (ii) Visual or audible interference in radio or television receivers, or electronic equipment located off-premises; or
- (iii) Fluctuations in line voltage off-premises;

(8) No equipment or material may be stored, altered or repaired on any exterior portion of the premises;

(9) Sales shall be limited to:

- (i) Products accessory to the home occupation (e.g., shampoo for beauty shop, etc.);
- (ii) Merchandise which is produced on the premises; and/or
- (iii) Mail order, online internet and telephone sales; and
- (iv) With appointment for pick up or off-site delivery;

(10) Services to patrons shall be arranged by appointment or provided off site;

(11) In addition to required parking for the dwelling unit, one on-site parking stall shall be provided when services are rendered on-site;

(12) The home occupation(s) may use or store ~~a vehicles~~ for pickup of materials used by the home occupation(s) or the distribution of products from the site, provided:

- (i) No more than two such vehicles shall be allowed;
- (ii) Such vehicles ~~shall not be parked within the public right of way or in any yard areas and must be parked in allowed vehicle accommodation areas such as driveways and garages.~~   
~~parked within any required setback areas of the lot or on adjacent streets; and~~
- (iii) Such vehicles shall be commonly associated with residential development. Vehicles not commonly associated with residential development such as dump trucks, box trucks, and commercial vans are not allowed. not exceed the weight capacity of one ton;

(13) Signs in connection with the home occupation shall comply with the restrictions of Chapter 14.68, Signs; ~~and~~

(14) No sales or services will be conducted on the premises which will generate more than 10 average daily round trips per day by customers except for day care.

(15) Food related business shall be required to possess and maintain a food handler's card from the Snohomish Health District.

(16) Food related businesses shall comply with all applicable WSDA cottage food operation regulations in RCW 69.22.

(ee) The following is a non-exhaustive list of examples of enterprises that may be granted approved as a home occupation permit if they meet the foregoing standards:

- (1) Office or studio of a physician, dentist, artist, musician, lawyer, architect, engineer, teacher, or similar professional;
- (2) Workshops, greenhouses, or kilns;
- (3) Dressmaking or hairdressing studios; and
- (4) Day care.

(fe) Prohibited home occupations are enterprises which may create objectionable noise, fumes, odor, dust or electrical interference and may involve hazardous materials or on-site storage of petroleum products, and which are not compatible with residential development. The following is a non-exhaustive list of examples of such prohibited enterprises:

- (1) Automobile, truck and heavy equipment repair;
- (2) Autobody work or painting;
- (3) Parking and storage of heavy equipment;
- (4) Storage of building materials for use on other properties;
- (5) Marijuana production, processing or retail facility; or
- (6) Similar types of enterprises.

(gf) Transferability. A home occupation permit issued to approved for one applicant person shall not be transferable to any other person; nor shall a home occupation permit be valid at any other address than the one listed on the business license permit.

(g) Additional Conditions. In granting approval for a home occupation, the Planning Director or their designee may attach additional conditions to ensure the home occupation will be in harmony with, and not detrimental to, the character of the residential neighborhood.

(h) Inspections. Any home occupation authorized under the provisions of this chapter shall be open to inspection and review at all reasonable times by enforcement officials for purposes of verifying compliance with the conditions of approval and other provisions of this title.

(i) Modification. The Planning Director shall have authority to grant an administrative modification to the standards listed in subsection (c) of this section, provided the use is consistent with the purposes of this chapter and will be operated in harmony with the character of and create no significant impact to the residential neighborhood. The Planning Director is authorized to approve administrative modifications only in cases of unique circumstances, such as large property acreage, remote site access or site location, or small scale of use, when these circumstances ensure the commercial operation remains incidental to the dwelling and in no way alters the normal residential character of the premises. No modification shall be granted which would be detrimental to the public health, or welfare or the environment.

(k) In-Home Day Care Standards.

(1) Home day care and adult family care facilities shall meet State licensing requirements, including those pertaining to building, fire safety, and health codes. A copy of the required State license, if applicable, shall be furnished by the applicant with the City business license application.

(2) There shall be minimal, if any, change in the outside appearance of the residence.

(3) Where outdoor recreation facilities are provided for children in day care facilities, they shall be screened by a fence at least four feet high, where abutting residentially zoned property.

(4) The facility shall provide a safe passenger loading area.

(5) The day care provider shall provide written notification to immediately adjoining property owners of the intent to locate and maintain a facility and provide a copy of the notification to the Planning Department. (Ord. 908, Sec. 5, 2014; Ord. 811, Sec. 4 (Exh. 3), 2010)

#### **14.44.044 Storage Facilities**

(a) Intent. Storage facilities include characteristics common to commercial and industrial uses. This section provides regulations to help guide appropriate siting of storage facilities ~~in the Local Business zoning district~~, while maintaining the desired character and function of that district. If designed appropriately, storage facilities can emulate the exterior architecture and site design of commercial or mixed-use developments, reducing inconsistencies with Comprehensive Plan goals or zoning district intent and limiting impacts to surrounding neighborhoods. Storage facilities in the Local Business zoning district shall adhere to the additional special restrictions and development standards of this section.

(b) Applicable Location of Section [14.44.044](#) Regulations. Storage facilities shall be outright permitted ~~allowed~~ in the Local Business zoning districts on roads designated as State routes or State highways.

(c) Special Restrictions.

- (1) The storage use shall be limited in size to 25 percent coverage or less per development.
  - (i) Each development is defined as the area of contiguous Local Business parcels.
  - (ii) The use coverage is defined as the amount of space solely devoted to supporting the storage use on each development. This may include building footprints, drive aisles between storage facilities, loading bays, parking, landscape screening, offices and associated appurtenances. The total use coverage percentage may exclude critical areas and features shared within a development like pedestrian facilities, internal access and circulation roads, and shared parking.
- (2) With each storage facility application, the proponent must submit an economic analysis with the development application, supporting the need for additional self-storage facilities rather than more intensive commercial uses. The analysis, at a minimum, shall demonstrate that the storage use does not diminish the City's overall economic viability as set forth in the goals, policies, and strategies of the Comprehensive Plan given preference to non-land intensive uses.

(d) Design Standards.

(24) Storage facilities shall have an outward appearance that more closely resembles a commercial or mixed-use development than a warehouse or single-story linear shed design, and shall be subject to the design review requirements of Section [14.16C.050](#).

(32) Storage facilities shall include architectural and design features that promote visual compatibility with commercial or mixed-use developments. Examples of these features may include providing facade modulation; using varied or contrasting exterior building materials and detailing; screening blank walls; incorporating varied roof-lines among other features.

(43) Storage facilities shall shield exterior lighting so as not to directly illuminate or create visible glare from adjacent residential properties subject to the requirements of Section [14.38.080](#).

(54) Storage facilities are subject to the screening requirements of a Type A screen, as described in Chapter [14.76](#), when abutting residential zoning districts.

(i) Open storage facilities must provide an additional Type C screen that includes trees, shrubs and ground cover or similar vegetation to screen the exterior of the open storage facility's enclosure. (Ord. 1016, Sec. 2, 2018)

#### **14.44.065 Accessory Apartment in Industrial Zones**

Any accessory apartments permitted in the Light or General Industrial Zone [pursuant to Use Class 1.115](#) shall meet the following standards:

- (a) The total number of accessory dwellings on a site shall not exceed one.
- (b) The gross floor area of an accessory apartment site shall not exceed 1,000 square feet.
- (c) The accessory apartment shall be integrated into a larger building which also houses activities for the principally permitted use.
- (d) The apartment use shall not enjoy the protection of the Manufacturing and Processing Performance Standards as contained in Part III of this chapter. (Ord. 1030, Sec. 2 (Exh. B), 2018; Ord. 606, 1999)

#### **14.44.070 Recreational Park Trailers and Recreational Vehicles (RV) Regulations**

(a) Recreational park trailers and recreational vehicles as defined in WAC [296-150P-0020](#) and [296-150R-0020](#) and Chapter [14.08](#) shall be permitted in manufactured/mobile home parks. Existing recreational park trailers and RVs within existing manufactured home/mobile home parks on or prior to the effective date of this section are exempt from the requirements listed below. As allowed by State law the following additional standards shall apply when housing governed by this section is sited:

(1a) Recreational park trailers and recreational vehicles may be installed within a manufactured home park pursuant to RCW [35A.21.312](#) and the requirements listed below:

- (i4) Utility hookups shall meet local, State, and federal building code standards;
- (ii2) Recreational park trailers and recreational vehicles shall be equipped with an internal toilet and an internal shower; or the manufactured/mobile home park shall provide a common toilet and shower facility for the residents of the park;
- (iii3) Recreational park trailers or recreational vehicles shall be connected to the sanitary sewer system provided within the park if used as permanent residence; otherwise, waste from the unit must be disposed of at an appropriate receiving location;
- (iv4) The unit shall be placed on an impervious pad made of cement concrete or asphalt concrete; and
- (v5) Any steps, landings, stairways, decks, and balconies (not originally attached) shall meet the requirements of the International Residential Code, shall be independently supported, and require a building permit.

(2b) Approvals.

- (1) If a recreational park trailer or recreational vehicle is to be used as a temporary residence, it must comply with the standards of Section [14.16C.110](#).
- (2) If a recreational park trailer or recreational vehicle is to be used as a permanent residence, it must comply with the standards of Section [14.16C.105](#) for a site plan review, but will be considered a Type I review. Recreational park trailers or recreational vehicles used as permanent residences are considered dwelling units subject to all applicable impact fees that apply per Chapters [14.110](#), [14.112](#) and [14.120](#).

(3e) Inspections. The City and/or affected agency shall inspect the installation of each recreational park trailer or recreational vehicle to determine that its installation complies with this section before residency begins.

(4d) Insignia Required. All recreational park trailers or recreational vehicles, installed within the City, shall contain the insignia of approval of the State of Washington or be exempt from said insignia, pursuant to the standards of the State of Washington for the manufacture of such homes. (Ord. 991, Sec. 2, 2017)

**14.44.075 Farm Animals**

Farm animals are permitted in single-family residential zoning districts, provided the following standards are met:

- (a) The keeping of animals complies with the animal regulations contained in Title 5 of the Lake Stevens Municipal Code.
- (b) Farm animals may be kept only on lots of two and one-half acres or larger except small farm animals such as rabbits, fowl, miniature goat breeds, and household pets (including pot-belly pigs) may be kept on residential lots of any size, provided they are kept in a manner so as not to constitute a nuisance pursuant to Chapter 9.60 (Nuisance Activity).
- (c) Farm animals may be kept only for the personal use, whether it be for recreational, personal enjoyment, social and educational purposes or food production. Keeping of animals for commercial purposes is prohibited in residential zones, except where specifically allowed pursuant to Table 14.40-I.
- (d) Farm animals must be kept a minimum of 50 feet from any stream buffer or wetland buffer. (Ord. 903, Sec. 32, 2013; Ord. 607, Sec. 2, 1999; Ord. 468, 1995)
- (e) Properties annexed into the city that do meet the provisions of subsections (b) and (d) but which can demonstrate an existing vested use of the property under county regulations at the time of annexation may maintain said use, but may not materially increase the number of animals kept, reduce the existing wetland or stream buffer, or otherwise expand the scope or scale of the nonconformance to LSMC 14.44.075.

#### 14.44.210 Noise. SHARE

- (a) All uses shall comply with the maximum noise levels outlined in Chapter 173-60 WAC No 4.000 classification use in any permissible business district may generate noise that tends to have an annoying or disruptive effect upon (1) uses located outside the immediate space occupied by the 4.000 use if that use is one of several located on a lot, or (2) uses located on adjacent lots.
- (b) Except as provided in subsection (f) of this section, the table set forth in subsection (e) of this section establishes the maximum permissible noise levels for 4.000 classification uses in the Light Industrial and General Industrial districts. Measurements shall be taken at the boundary line of the lot where the 4.000 classification use is located, and, as indicated, the maximum permissible noise levels vary according to the zoning of the lot adjacent to the lot on which the 4.000 classification use is located.
- (c) A decibel is a measure of a unit of sound pressure. Since sound waves having the same decibel level "sound" louder or softer to the human ear depending upon the frequency of the sound wave in

cycles per second (i.e., whether the pitch of the sound is high or low) an A-weighted filter constructed in accordance with the specifications of the American National Standards Institute, which automatically takes account of the varying effect on the human ear of different pitches, shall be used on any sound level meter taking measurements required by this section. And accordingly, all measurements are expressed in dB(A) to reflect the use of this A-weighted filter.

(d) The standards established in the table set forth in subsection (e) of this section are expressed in terms of the equivalent sound level (L<sub>eq</sub>), which must be calculated by taking 100 instantaneous A-weighted sound levels at 10-second intervals (see the administrative guideline entitled "Guide for Noise Levels," Section F-1) and computing the L<sub>eq</sub> in accordance with the table set forth in the administrative guideline entitled "Guide for Noise Levels," Section F-2.

(e) Table 14.44-I: Maximum Permitted Sound Levels, dB(A).

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**Table 14.44-I: Maximum Permitted Sound Levels, dB(A)**

| Zoning of Lot<br>Where 4.000 Use<br>Located | (re: 0.0002 Microbar) Zoning of Adjacent Land |                          |                              |    |    |
|---------------------------------------------|-----------------------------------------------|--------------------------|------------------------------|----|----|
|                                             | Residential and PND                           |                          | NC, LB, CBD, MU,<br>PBD, SRC | LI | GI |
|                                             | 7:00 a.m. - 9:00<br>p.m.                      | 9:00 p.m. - 7:00<br>a.m. |                              |    |    |
| LI & GI                                     | 60                                            | 50                       | 65                           | 70 | 70 |

(f) Impact noises generated by sources that do not operate more than one minute in any one-hour period are permissible up to a level of 10 dB(A) in excess of the figures listed in subsection (e) of this section, except that this higher level of permissible noise shall not apply from 9:00 p.m. to 7:00 a.m. when the adjacent lot is zoned residential. The impact noise shall be measured using the fast response of the sound level meter.

(g) Noise resulting from temporary construction activity that occurs between 7:00 a.m. and 9:00 p.m. shall be exempt from the requirements of this section. (Ord. 811, Sec. 46, 2010; Ord. 590, 1998; Ord. 468, 1995)

(a) No ~~subject 4.000 classification~~ use in any permissible business district may generate any ground-transmitted vibration that is perceptible to the human sense of touch measured at (1) the outside boundary of the immediate space occupied by the enterprise generating the vibration if the enterprise is one of several located on a lot, or (2) the lot line if the enterprise generating the vibration is the only enterprise located on a lot.

(b) No ~~subject 4.000 classification~~ use in a Light Industrial or General Industrial district may generate any ground-transmitted vibration in excess of the limits set forth in subsection (e) of this section. Vibration shall be measured at any adjacent lot line or residential district line as indicated in the table set forth in subsection (d) of this section.

(c) ~~The instrument used to measure vibrations shall be a three-component measuring system capable of simultaneous measurement of vibration in three mutually perpendicular directions.~~

(d) ~~The vibration maximums set forth in subsection (e) of this section are stated in terms of particle velocity, which may be measured directly with suitable instrumentation or computed on the basis of displacement and frequency.~~

~~When computed, the following formula shall be used:~~

$$PV = 6.28 F \times D$$

~~Where:~~

~~PV~~ Particle velocity, inches per  
~~=~~ second

~~F~~ = Vibration frequency, cycles per  
second

~~D~~ = Single amplitude displacement of  
the vibration, inches.

~~The maximum velocity shall be the vector sum of the three components recorded.~~

~~(e) Table 14.44 II: Table of Maximum Ground Transmitted Vibration.~~

**Table 14.44-II: Maximum Ground-  
Transmitted  
Vibration**

| Zoning<br>District | Particle Velocity, Inches Per-<br>Second |                         |
|--------------------|------------------------------------------|-------------------------|
|                    | Adjacent Lot<br>Line                     | Residential<br>District |
| M-1                | 0.10                                     | 0.02                    |
| M-2                | 0.20                                     | 0.02                    |

(f) The values stated in subsection (e) of this section may be multiplied by two for impact vibrations, i.e., discrete vibration pulsations not exceeding one second in duration and having a pause of at least one second between pulses.

(g) Vibrations resulting from temporary construction activity that occurs between 7:00 a.m. and 9:00 p.m. shall be exempt from the requirements of this section. (Ord. 811, Sec. 92, 2010)

#### 14.44.230 Odors. SHARE

(a) For purposes of this section, the "odor threshold" is defined as the minimum concentration in air of a gas, vapor, or particulate matter that can be detected by the olfactory systems of a panel of five healthy observers.

(b) No subject 4.000 classification use in any district may generate any odor that reaches the odor threshold, measured at:

- (1) The outside boundary of the immediate space occupied by the enterprise generating the odor.
- (2) The lot line if the enterprise generating the odor is the only enterprise located on a lot.

#### 14.44.240 Smoke and Air Pollution. SHARE

(a) Any subject 4.000 classification use that emits any "air contaminant" as defined in Regulations I-1, I-2, or I-3 of the Puget Sound Clean Air Agency shall comply with applicable state standards concerning air pollution, as set forth in Regulations 1, 2, or 3 of the Puget Sound Clean Air Agency.

(b) No Planning Director approval, administrative conditional use, or conditional use permit may be issued with respect to any development covered by subsection (a) of this section until the Puget Sound Clean Air Agency has certified to the permit-issuing authority that the appropriate state permits have been received by the developer, or that the developer will be eligible to receive such permits and that the development is otherwise in compliance with applicable air pollution laws.

(Ord. 903, Sec. 35, 2013; Ord. 811, Sec. 47, 2010).

#### **14.44.250 Disposal of Liquid and Hazardous Wastes.**

(a) No subject 4.000 classification use in any district may discharge any waste contrary to the provisions of Chapter [70.105](#) RCW (Hazardous Waste Management) or Chapter [90.48](#) RCW (Water Pollution Control).

(b) No subject 4.000 classification use in any district may discharge into the City sewage treatment facilities any waste that cannot be adequately treated by biological means.

#### **14.44.260 Water Consumption.**

No subject 4.000 classification use shall consume and/or use water supplied by the Snohomish County Public Utility District No. 1 in a manner inconsistent with the requirements and water service policies of the Snohomish County Public Utility District No. 1.

#### **14.44.270 Electrical Disturbance or Interference.**

No subject 4.000 classification use may:

- (a) Create any electrical disturbance that adversely affects any operations or equipment other than those of the creator of such disturbance; or
- (b) Otherwise cause, create, or contribute to the interference with electronic signals (including television and radio broadcasting transmissions) to the extent that the operation of any equipment not owned by the creator of such disturbance is adversely affected.

## **Part V. Multifamily Apartments Annexed into the City**

#### **14.44.500 Authority.**

This chapter contains the City's procedures and policies related to the expansion or replacement of existing multifamily structures located in WR, R4, R6, or R8-12 Zoning Districts, annexed into the City on or after January 1, 2006. (Ord. 871, Sec. 3, 2012)

**14.44.510 Conditional Use Permit Required.**  SHARE

Any requests to expand and/or replace existing multifamily structures (regardless of reason), located in WR, R4, R6, or R8-12 Zoning Districts, annexed into the City on or after January 1, 2006, shall require a Conditional Use Permit per Section [14.16C.045](#) prior to approval of the expansion and/or replacement. (Ord. 871, Sec. 3, 2012)

## Attachment 3

| NAICS Code                 | Use                                                       | R4                               | WR             | R6             | R8-12          | MFR | LB | MU <sup>1</sup> | PBD <sup>2</sup> | BD | C<br>B<br>D | C<br>D | LI     | GI     | P/SP |
|----------------------------|-----------------------------------------------------------|----------------------------------|----------------|----------------|----------------|-----|----|-----------------|------------------|----|-------------|--------|--------|--------|------|
| <b>GENERAL RESIDENTIAL</b> |                                                           |                                  |                |                |                |     |    |                 |                  |    |             |        |        |        |      |
| N/A                        | Single-Family Detached, site built or modular             | P                                | P              | P              | P              | P   |    |                 |                  |    |             |        |        |        |      |
| N/A                        | Class A or B mobile home                                  | P                                | P              | P              | P              | P   |    |                 |                  |    |             |        |        |        |      |
| N/A                        | Mobile/ manufactured home park                            | A                                | A              | A              | A              | P   |    |                 |                  |    |             |        |        |        |      |
| N/A                        | Apartment(s) above permitted nonresidential use           |                                  |                |                |                | A   | P  | P               | P                |    | P<br>P      | P<br>P | P<br>P | P<br>P |      |
| N/A                        | Cottage housing development <sup>3</sup>                  | P                                | P              | P              | P              | P   |    |                 | P                |    |             | P      |        |        |      |
| N/A                        | Duplexes                                                  | P <sup>4</sup>                   | P <sup>4</sup> | P <sup>4</sup> | P <sup>4</sup> | P   |    |                 | P                |    |             |        |        |        |      |
| N/A                        | Apartments <u>(five or more attached units)</u>           | P <sup>4</sup><br>C <sup>2</sup> |                |                |                | P   |    |                 | P                |    |             |        |        |        |      |
| N/A                        | Townhomes/rowhouses                                       |                                  |                |                | P              | P   |    |                 | P                |    |             |        |        |        |      |
| N/A                        | Triplexes                                                 | P <sup>5</sup>                   |                | P <sup>5</sup> | P <sup>5</sup> | P   |    |                 |                  |    |             |        |        |        |      |
| N/A                        | Fourplexes                                                | P <sup>5</sup>                   |                | P <sup>5</sup> | P <sup>5</sup> | P   |    |                 |                  |    |             |        |        |        |      |
| N/A                        | Any residential use above a permitted non-residential use |                                  |                |                |                |     |    | P<br>P<br>P     |                  |    |             |        |        |        |      |

| MISCELLANEOUS & ACCESSORY USES |                                                                                                                           |    |    |    |       |     |    |    |     |    |             |        |    |    |      |  |  |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------|----|----|----|-------|-----|----|----|-----|----|-------------|--------|----|----|------|--|--|
| NAICS Code                     | Use                                                                                                                       | R4 | WR | R6 | R8-12 | MFR | LB | MU | PBD | BD | C<br>B<br>D | C<br>D | LI | GI | P/SP |  |  |
| N/A                            | Accessory Dwelling Units <sup>6</sup>                                                                                     | P  | P  | P  | P     | P   |    | P  |     |    |             |        |    |    |      |  |  |
| 721310                         | Rooming Houses,<br>Boarding Houses                                                                                        | A  | A  | A  | A     | PA  |    | P  | P   |    |             |        |    |    |      |  |  |
| N/A                            | -Mobile/ manufactured<br>home or apartment used<br>exclusively for a night<br>watchman and his/her<br>family <sup>7</sup> |    |    |    |       |     |    |    |     |    |             |        | A  | A  |      |  |  |
| N/A                            | Tourist Homes                                                                                                             | A  | A  | A  | A     | A   | A  | A  | A   |    |             |        |    |    |      |  |  |
| N/A                            | In-Home Daycare <sup>8</sup>                                                                                              | P  | P  | P  | P     | P   |    | P  | P   |    |             |        |    |    |      |  |  |
| N/A                            | Home Occupations <sup>8</sup>                                                                                             | P  | P  | P  | P     | P   | P  | P  | P   |    |             |        | P  | P  |      |  |  |
| N/A                            | Farm Animals <sup>9</sup>                                                                                                 |    |    |    |       |     |    |    |     |    |             |        |    |    |      |  |  |
| N/A                            | Planned Residential<br>Developments <sup>10</sup>                                                                         | EP | P  | EP | EP    | EP  |    |    |     |    |             |        |    |    |      |  |  |
| N/A                            | Level I Healthcare Facility                                                                                               | P  | P  | P  | P     | P   |    | P  |     |    |             |        |    | A  |      |  |  |
| N/A                            | Level II Healthcare<br>Facility                                                                                           |    |    |    | C     | C   |    |    | P   |    |             |        |    | A  |      |  |  |
| N/A                            | Secure Community<br>Transition Facilities                                                                                 |    |    |    |       |     |    |    |     |    |             |        | C  | C  |      |  |  |
| N/A                            | Group homes for licensed<br>for juvenile offenders                                                                        | C  | C  | C  | C     | C   | P  | P  |     |    |             |        |    |    |      |  |  |
| N/A                            | Temporary<br>encampments <sup>10</sup>                                                                                    | P  | P  | P  | P     | P   | P  | P  |     |    |             |        |    |    |      |  |  |

<sup>1</sup> Subject to section [14.18.300](#) (Planned Residential Developments)<sup>2</sup> Subject to Section [14.44.038](#)<sup>3</sup> Subject to Section [14.44.010](#) (Mixed Use)<sup>4</sup> Subject to Section [14.44.090](#) (Planned Business District)<sup>5</sup> Subject to Section [14.46](#) Part II<sup>6</sup> Subject to Section [14.48.020](#) (Duplexes in Single-Family Zones)

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<sup>5</sup>[Subject to Section 14.46 Part III](#)

<sup>6</sup>[Subject to Section 14.44.045 \(Accessory Dwelling Units\)](#)

<sup>7</sup>[Subject to Section 14.44.065 \(Accessory Apartments in Industrial Zones\)](#)

<sup>8</sup>[Subject to Section 14.44.010 \(Home Occupations\)](#)

<sup>9</sup>[Subject to Section 14.44.075 \(Farm Animals\). Requires a Pasture Plan to be submitted pursuant to Chapter 5.18.](#)

<sup>10</sup>[Subject to Section 14.18.300 \(Planned Residential Developments\)](#)

<sup>11</sup>[Subject to Section 14.44.038 \(Temporary Encampments\)](#)

## Attachment 4

| NAICS Code        | Use                                                                 | LB             | MU <sup>1</sup> | PBD <sub>2</sub> | BD | CBD | CD | LI | GI | P/SP           |  |
|-------------------|---------------------------------------------------------------------|----------------|-----------------|------------------|----|-----|----|----|----|----------------|--|
|                   | <b>RETAIL<sup>3</sup></b>                                           |                |                 |                  |    |     |    |    |    |                |  |
| N/A               | Retail, small/medium scale (<10,000 sf floor area)                  | P              | P               | P                | A  | P   | P  | PA | PA | P              |  |
| N/A               | Retail, large scale (>10,001 sf floor area)                         |                | P               | P                |    |     | P  | PA | PA | P              |  |
| N/A               | Outdoor retail displays accessory to a retail use                   | P              |                 | P                |    | P   | P  | P  | P  | P              |  |
| N/A               | Marijuana retail <sup>4</sup>                                       |                |                 |                  |    |     | P  | P  |    |                |  |
| N/A               | Open air markets                                                    | P              | P               | P                | P  | P   | P  | P  | P  | P              |  |
| 444220            | Outdoor plant nurseries, commercial greenhouses, farm supply stores | P              |                 |                  |    |     | P  | P  | P  | P              |  |
| 423               | Wholesale                                                           |                |                 |                  |    |     | P  | P  | P  | P              |  |
| 4411,<br>4412,    | Vehicle sales, new and used                                         | P              |                 |                  |    |     | P  | P  | P  |                |  |
| 453930            | Mobile home sales                                                   | P              |                 |                  |    |     | P  | P  | P  |                |  |
|                   | <b>PERSONAL &amp; GENERAL SERVICES</b>                              |                |                 |                  |    |     |    |    |    |                |  |
| 531130            | Personal storage facilities <sup>5</sup>                            | A <sup>6</sup> |                 |                  |    |     | A  | PA | PA | P              |  |
| 447110,<br>447190 | Gas station                                                         | P              |                 |                  |    | P   | P  | P  | P  |                |  |
| 812910            | Pet care, except veterinary and kennels                             | P              | P               | P                | P  | P   | P  | P  | P  | P              |  |
| 812910            | Kennel                                                              |                |                 |                  | A  | A   | P  | P  | P  |                |  |
| 6244              | Daycare / preschool                                                 | P              | P               | P                | P  | P   | P  |    |    |                |  |
| 8111              | Automotive repair, except car washes                                | P              |                 |                  |    |     | P  | P  | P  |                |  |
| 811192            | Carwashes                                                           | P              | P               | P                | P  | P   | P  | P  | P  |                |  |
| 8121              | Barber shops, beauty salons                                         | P              | P               | P                | P  | P   | P  |    |    |                |  |
| 812220            | Crematorium                                                         |                |                 |                  |    |     |    | P  | P  | C <sup>7</sup> |  |
| 812210            | Funeral homes                                                       |                |                 |                  |    |     | P  | P  | P  | P <sup>8</sup> |  |
| 8123              | Dry-cleaning, laundry services                                      | P              | P               | P                | P  | P   | P  | P  | P  |                |  |
| 8113              | Heavy equipment rental                                              |                |                 |                  |    |     | P  | P  | P  |                |  |
| 76                | Miscellaneous repair                                                | P              | P               | P                | P  | P   | P  | P  | P  |                |  |
| 53211             | Automobile rental                                                   | P              |                 |                  |    |     | P  | P  | P  |                |  |
| 53212,<br>5322-3  | Miscellaneous equipment rental                                      | P              | P               |                  | P  | P   | P  | P  | P  |                |  |
| 81293             | Automobile parking                                                  | P              | P               | P                |    | P   | P  | P  | P  | P              |  |

| <b>HEALTHCARE &amp; SOCIAL SERVICES</b>          |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|---|---|-----------|----------|-----------|-----------|----------|
| N/A                                              | Level III Healthcare Facility                                                                                                      | P         | <b>PA</b> | P | P | P         | P        | P         | P         | A        |
| 6211,                                            | Medical, dental or other healthcare clinic                                                                                         | P         | P         | P | P | P         | P        | <b>AP</b> | <b>AP</b> |          |
| 6212,                                            |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
| 6213                                             |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
| <b>OFFICE &amp; PROFESSIONAL SERVICES</b>        |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
| 561920                                           | Conference center <sup>3</sup>                                                                                                     |           |           |   | P | P         | P        | P         | P         | P        |
| N/A                                              | Offices, business or professional, (<4,000 sf floor area) <sup>3</sup>                                                             | P         | P         | P | P | P         | P        | P         | P         | P        |
| N/A                                              | Offices, business or professional, medium scale (>4,001 sf floor area) <sup>3</sup>                                                |           | P         | P | P | P         | P        | A         | A         | P        |
| 5211                                             | Banks, including banks with drive-up windows <sup>8</sup>                                                                          | P         | P         | P | P | P         | P        | P         | P         | P        |
| <b>MANUFACTURING &amp; INDUSTRIAL</b>            |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
| N/A                                              | Light manufacturing <sup>9</sup>                                                                                                   |           |           |   | P |           | <b>P</b> | P         | P         |          |
| N/A                                              | Heavy manufacturing <sup>9</sup>                                                                                                   |           |           |   |   |           |          | A         | P         |          |
| 31212,                                           | Wineries, distilleries, and breweries                                                                                              |           |           |   | P |           | P        | P         | P         |          |
| 31213,                                           |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
| 31214                                            |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
| 493                                              | Warehousing                                                                                                                        |           |           |   | P |           | P        | P         | P         |          |
| 423930                                           | Salvage yards, junkyards, automobile graveyards, tow yards                                                                         |           |           |   |   |           |          | A         | P         |          |
| N/A                                              | Marijuana processing/production                                                                                                    |           |           |   |   |           |          | A         | A         |          |
| N/A                                              | Soil processing                                                                                                                    |           |           |   |   |           | <b>A</b> | P         |           |          |
| <b>LEISURE, ACCOMODATION &amp; FOOD SERVICES</b> |                                                                                                                                    |           |           |   |   |           |          |           |           |          |
| N/A                                              | Mobile Food Vending Units (Food Trucks or Similar Vehicles, Vending Carts) <sup>10</sup>                                           | P         | P         | P | P | P         | P        | P         | P         | P        |
| N/A                                              | Mobile Sales and Delivery (Ice Cream Trucks, Mobile Delivery, Peddlers, and Similar Uses) (See Section <a href="#">14.44.080</a> ) | P         | P         | P | P | P         | P        | P         | P         | P        |
| 722320                                           | Catering                                                                                                                           | P         | P         | P | P | P         | P        | P         | P         |          |
| 7224                                             | Restaurants                                                                                                                        | P         | P         | P | P | P         | P        | A         | A         | P        |
| 7225                                             | Bars, taverns, wine bars                                                                                                           | P         | P         | P | P | P         | P        | A         | A         |          |
| 721110                                           | Hotels, motels                                                                                                                     | P         |           | P | P | P         | <b>P</b> |           |           | A        |
| 713950,<br>713990,<br>713120                     | Indoor amusement or recreation facility                                                                                            | P         | P         | P |   | P         | P        | A         | A         | P        |
| N/A                                              | Outdoor amusement, recreation, athletic, or exercise facility                                                                      | <b>AP</b> | <b>AP</b> | P |   | <b>AP</b> | P        | A         | A         | A        |
| N/A                                              | Automobile and motorcycle racing tracks                                                                                            |           |           |   |   |           |          |           | A         | <b>A</b> |

|                              |                                         |   |   |   |  |   |   |   |   |   |
|------------------------------|-----------------------------------------|---|---|---|--|---|---|---|---|---|
| N/A                          | Horseback riding or stable              |   |   |   |  |   |   | A | A | A |
| 713940                       | Indoor athletic and exercise facility   | P | P | P |  | P | P | A | A | A |
| 512131,<br>711110,<br>711130 | Movie theatres or other indoor theaters | A | A | P |  | A | P | A | A | A |
| N/A                          | Public places of adult entertainment    |   |   |   |  |   |   | C | A |   |

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<sup>1</sup>[Subject to Section 14.44.010 \(Mixed Use\)](#)

<sup>2</sup>[Subject to Section 14.44.090 \(Planned Business District\)](#)

<sup>3</sup>[A retail or office use in a commercial zone is permitted, except adjacent to or across the street from a residential zone shall require an administrative or conditional use permit.](#)

<sup>4</sup>[Subject to Section 14.44.097 \(Marijuana Facilities\)](#)

<sup>5</sup>[Subject to Section 14.44.044 \(Storage Facilities\)](#)

<sup>6</sup>[Permitted outright in the Local Business Zone on a road designated as a State route or State highway, per LSMC 14.44.044\(b\)](#)

<sup>7</sup>[When accompanying a cemetery use](#)

<sup>8</sup>[Subject to Section 14.44.350 \(Drive Thru Windows\)](#)

<sup>9</sup>[A manufacturing or industrial use is permitted, except adjacent to or across the street from a residential zone will require an administrative or conditional use permit.](#)

## Attachment 5

| NAICS Code                    | Use                                             | R 4           | W R           | R6        | R8-12     | MFR       | LB        | MU 1      | PBD 2     | B D      | C B D    | C D      | LI | GI | P/SP      |
|-------------------------------|-------------------------------------------------|---------------|---------------|-----------|-----------|-----------|-----------|-----------|-----------|----------|----------|----------|----|----|-----------|
| <b>PARKS &amp; OPEN SPACE</b> |                                                 |               |               |           |           |           |           |           |           |          |          |          |    |    |           |
| N/A                           | Public parks and playgrounds                    | <u>E</u><br>A | <u>E</u><br>A | <u>AE</u> | <u>EA</u> | <u>EA</u> | P         | P         | P         |          |          |          | A  | A  | P         |
| 71290                         | Nature parks, preserves                         | P             | P             | P         | P         | P         | <u>PA</u> | <u>PA</u> | <u>PA</u> |          | <u>A</u> | <u>A</u> | A  | A  | P         |
| 712130                        | Zoos, botanical gardens, arboretums             |               |               |           |           |           |           |           |           |          |          |          |    |    | A         |
| 812220                        | Cemeteries                                      |               |               |           |           |           |           |           |           |          |          |          | P  | P  | <u>PE</u> |
| <b>CULTURAL</b>               |                                                 |               |               |           |           |           |           |           |           |          |          |          |    |    |           |
| 813110                        | Places of worship                               | A             | A             | A         | A         | A         | P         | P         | P         | P        | <u>P</u> | <u>P</u> |    |    |           |
| 514120                        | Libraries                                       | A             | A             | A         | A         | A         | P         | P         | P         | <u>P</u> | <u>A</u> | <u>A</u> |    |    | P         |
| 712110                        | Museums, art gallery                            |               |               |           |           |           | <u>P</u>  |           |           |          | <u>P</u> | <u>P</u> |    |    | <u>P</u>  |
| 813410                        | Social, fraternal clubs and lodges, union halls |               |               |           |           |           | <u>P</u>  |           |           |          | <u>P</u> | <u>P</u> |    |    |           |
| N/A                           | Community centers                               |               |               |           |           |           |           |           |           | P        |          | <u>P</u> |    |    | P         |
| N/A                           | Indoor stadium                                  |               |               |           |           |           |           |           |           |          |          |          | A  | A  | <u>A</u>  |
| N/A                           | Amphitheater                                    |               |               |           |           |           |           |           |           |          |          |          | P  | P  | P         |

<sup>1</sup> Subject to Section [14.44.010](#) (Mixed Use).<sup>2</sup> Subject to Section [14.44.090](#) (Planned Business District).<sup>3</sup> See regulations in Chapter [14.62](#) for specific regulations. See Chapter [14.38](#) for wireless facilities within subareas.<sup>4</sup> See specific regulations in Section [14.62.160](#).<sup>5</sup> Only allowed as an essential public facility pursuant to Section [14.16C.060](#)

| GOVERNMENTAL & REGIONAL     |                                                                                     |   |   |   |   |   |   |   |   |   |   |   |   |
|-----------------------------|-------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|---|---|---|
| 922110                      | Court                                                                               |   |   |   |   |   |   | C | C | C |   |   | C |
| N/A                         | Civil defense operations                                                            |   |   |   |   |   |   |   |   |   | C | C | C |
| N/A                         | Military reserve, National Guard centers                                            |   |   |   |   |   |   |   |   |   | C | C |   |
| 491110                      | Post offices                                                                        |   |   |   |   | P | P | P | P |   | P | P | P |
|                             | Temporary mobile or modular structures used for public services                     | P | P | P | P | P | P | P | P |   | P | P | P |
| N/A                         | Penal and correctional facilities, work release, pre-release, or similar facilities |   |   |   |   |   |   |   |   |   | C | C | C |
| ESSENTIAL PUBLIC FACILITIES |                                                                                     |   |   |   |   |   |   |   |   |   |   |   |   |
| 611110                      | Elementary and secondary schools                                                    | C | C | C | C | C |   |   |   |   |   |   | P |
| 6115, 6116                  | Trade and vocational schools                                                        |   |   |   |   | C | P | P |   | P |   | A |   |
| 611310                      | Colleges and universities,                                                          | C | C | C | C | C |   |   | P |   |   | C | C |
| 922160, 922120, 611910      | Fire stations, police stations, ambulance services, rescue squads                   | C | C | C | C | C | C | P | P | P | P | P | C |
| 458199, 458103              | Airports                                                                            |   |   |   |   |   |   |   |   |   | C |   |   |
| 562111, 562212              | Solid waste transfer stations, recycling centers, sanitary landfills                |   |   |   |   |   |   |   |   |   | C | C |   |
| 221320                      | Sewage/septic sludge recycling center <sup>5</sup>                                  |   |   |   |   |   |   |   |   |   |   |   |   |
| N/A                         | Community/Neighborhood or regional utility facilities                               |   |   |   |   |   |   |   |   |   | P | P |   |
| 4851, 4821                  | Bus stations, train stations, park and rides                                        |   |   |   |   |   |   |   | P | P | P |   |   |

| <b>WIRELESS COMMUNICATION FACILITIES</b> |                                                                                    |   |   |   |   |   |   |   |   |   |  |   |   |   |
|------------------------------------------|------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|--|---|---|---|
| N/A                                      | Small wireless facilities (towers/antennas 50 feet or less in height) <sup>3</sup> | P | P | P | P | P | P | P | P | P |  | P | P | P |
| N/A                                      | Large wireless facilities (towers/antennas 50 feet or more in height) <sup>3</sup> | C |   | C | C | C | A | A |   |   |  | A | A | A |
| N/A                                      | Macro facilities collocation on existing structures <sup>4</sup>                   | P | P | P | P | P | P | P |   |   |  | P | P | P |
| N/A                                      | Eligible facility modifications                                                    | P | P | P | P | P | P | P |   |   |  | P | P | P |
| <b>RESOURCE &amp; AGRICULTURAL</b>       |                                                                                    |   |   |   |   |   |   |   |   |   |  |   |   |   |
| 1131,<br>1132,<br>1133                   | Silvicultural Operations                                                           |   |   |   |   |   |   |   |   |   |  | P | P |   |

#### 14.08.010 Definitions of Basic Terms

*Community Center: An institution used for athletic, social, civic, or recreational purposes, operated by a nonprofit or government organization, and open to the general public on an equal basis.*

*Covered Animal. Any hooved animal usually found on farms, such as horses, ponies, mules, bovine animals, sheep and goats.*

*Essential Public Facility. Any facility owned, operated or contracted to be operated by a unit of local or State government, by a public utility or transportation company, or by any other entity providing a public service as its primary mission may qualify as an essential public facility. In general, an essential public facility is a necessary component of a system or network which provides a public service or good; and may be difficult to site because of potential significant opposition. A complete list of essential public facilities can be found in Table 14.40-III.*

*Farm Animals. Any animal typically found on farms and kept predominantly outdoors, including but not limited to horses, ponies, mules, cows, sheep, goats and fowl, and rabbits. Includes but is not limited to covered animals, poultry and rabbits.*

*Miscellaneous Equipment Rental.: An area or building used to store equipment (excluding automobiles) to be rented to the general public. Such area may include customer service and support space.*

*Miscellaneous Repair.: An area or building used to repair equipment (excluding automobiles and heavy equipment) to be rented to the general public. Such area may include customer service and support space.*

*Indoor Recreational Facility.: An entertainment or recreation facility under private ownership and operated by a for-profit or nonprofit organization, and providing one or more of the following types of entertainment activities, including but not limited to; cinemas, billiard parlors, nightclubs, coin-operated arcades, bowling alleys, ice skating and roller skating.*

*Outdoor Recreational Facility. An entertainment or recreation facility under private ownership and operated by a for-profit or nonprofit organization and providing one or more of the following types of entertainment activities: ice skating; skate park and swimming; or commercial outdoor recreation, including golf courses, archery range, or similar use.*

*Residence, Duplex. A building designed exclusively for occupancy by two families containing two dwelling units with separate entrances and sharing a common wall that may include side walls, floors or ceilings.*

~~Duplexes may be located either on one lot or on separate lots. This definition does not include single-family dwellings within an approved accessory dwelling unit. A two-family residence containing two dwelling units. Units may be stacked or side-by-side, and occupy one single lot. A duplex or separate lots.~~

*Residence, Triplex.* A building containing three dwelling units. Units may be stacked or side-by-side, and occupy one single lots or separate lots. Triplexes meeting the definition for townhomes may be considered as such.

*Residence, Single-Family Attached, One Dwelling Unit Per Lot.* A residential use consisting of a single building containing two dwelling units which share a common wall (including without limitation the wall of an attached garage or porch), but located on two separate lots containing no other dwelling units in such a manner that a lot line bisects the building along the common wall and that each dwelling unit is completely on a separate lot.

*Residence, Single-Family.* A building containing one dwelling unit. Unit may also have an attached or detached Accessory Dwelling Unit.

*Residence, Fourplex.* A building containing only four dwelling units. Units may be stacked or side-by-side, and occupy one single lots or separate lots. Fourplexes meeting the definition for townhomes may be considered as such.

*Residence, Two-Family.* A residential use consisting of a building containing two dwelling units. If two dwelling units share a common wall, even the wall of an attached garage or porch, the dwelling units shall be considered to be located in one building.

*Residence, Two-Family Conversion.* A two-family residence resulting from the conversion of a single building containing at least 2,000 square feet of gross floor area that was in existence on the effective date of this provision and that was originally designed, constructed and occupied as a single family residence.

Delete two family conversion definition.

*Utility Facilities: Publicly, privately, or cooperatively owned facilities other than professional offices that contribute to the provision of utility services, including water, wastewater (sewer), stormwater, electricity, telecommunications, and natural gas.*

## 14.72 Parking

**TABLE 14.72-I: TABLE OF PARKING REQUIREMENTS**

| Use                                                                        | Parking Requirement                                                                                                                                                   |
|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">1.110</a> Single family detached residences.                   | 2 spaces per dwelling unit plus one space per room rented out (see Accessory Uses, Section <a href="#">14.40.050</a> )                                                |
| <a href="#">1.200</a> <u>Duplex</u> <u>Two family</u> residences.          | 2 spaces for each dwelling unit, except that one-bedroom units require only one space.                                                                                |
| <a href="#">1.220</a> Accessory dwelling units.                            | Single-family detached residences with accessory dwelling units require 1 space in addition to the 2 spaces required for the principal dwelling.                      |
| <a href="#">1.300</a> Multifamily residences.                              | 2 spaces per unit plus 1 additional space for every four units in the development, except multifamily units limited to senior citizens require only 1 space per unit. |
| <a href="#">1.410</a> Level I health and social service facility.          | 3 spaces for every five beds except for uses exclusively serving children under 16, in which case 1 space for every three beds shall be required.                     |
| <a href="#">1.420</a> Level II and III health and social service facility. | To be determined by the Planning Director on a case by case basis.                                                                                                    |
| <a href="#">1.440</a> Group Homes for Juvenile Offenders                   | 1 space for each staff person on site during the maximum shift plus 1 space for each facility vehicle plus 1 space for every three beds.                              |
| <a href="#">1.510</a> Rooming and boarding houses.                         | 1 space for each bedroom.                                                                                                                                             |
| <a href="#">1.520</a>                                                      |                                                                                                                                                                       |
| <a href="#">1.530</a> Tourist homes, hotels and motels.                    | 1 space for each room to be rented plus additional space (in accordance with other sections of this table) for restaurant or other facilities.                        |

**TABLE 14.72-I: TABLE OF PARKING REQUIREMENTS**

| Use                                                                                                                                                | Parking Requirement                                                                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <a href="#">1.700</a> Temporary emergency, construction, and repair residences.                                                                    | 2 spaces per dwelling unit plus one space per room rented out (see Accessory Uses, Section <a href="#">14.40.050</a> )                                                          |
| <a href="#">2.111</a><br><a href="#">2.210</a> Retail sales high volume traffic.                                                                   | 1 space per 200 square feet of gross floor area.                                                                                                                                |
| <a href="#">2.112</a> Convenience stores.                                                                                                          | 1 space per 150 square feet of gross floor area.                                                                                                                                |
| <a href="#">2.120</a><br><a href="#">2.130</a><br><a href="#">2.220</a><br><a href="#">2.230</a> Retail sales low volume traffic, wholesale sales. | 1 space per 400 square feet of gross floor area.                                                                                                                                |
| <a href="#">3.110</a><br><a href="#">3.120</a><br><a href="#">3.130</a><br><a href="#">3.210</a><br><a href="#">3.220</a> Offices.                 | 1 space per 400 square feet of gross floor area.                                                                                                                                |
| <a href="#">3.230</a> Banks.                                                                                                                       | 1 space per 200 square feet of area within main building plus reservoir land capacity equal to 5 spaces per window (10 spaces if window serves two stations).                   |
| <a href="#">4.110</a> Manufacturing: majority of business from walk in trade.                                                                      | 1 space per 400 square feet of gross floor area.                                                                                                                                |
| <a href="#">4.120</a><br><a href="#">4.200</a> Manufacturing: majority of business does not come from walk in trade.                               | 1 space for every employee on the maximum shift except that, if permissible in the commercial districts, such uses may provide 1 space per 200 square feet of gross floor area. |
| <a href="#">5.110</a> Elementary and secondary schools.                                                                                            | 1.75 spaces per classroom in elementary schools, 5 spaces per classroom in high schools.                                                                                        |
| <a href="#">5.120</a> Trade and vocational schools.                                                                                                | 1 space per 100 square feet of gross floor area.                                                                                                                                |

**TABLE 14.72-I: TABLE OF PARKING REQUIREMENTS**

| <b>Use</b>   |                                                                                                                                                             | <b>Parking Requirement</b>                                                                                                                                                                                                                                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>5.130</b> | Colleges and universities.                                                                                                                                  | 1 space per 150 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <b>5.200</b> | Churches, synagogues and temples.                                                                                                                           | 1 space for every four seats in the portion of the church building to be used for services plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses, plus 1 space for every 200 square feet of gross floor area designed to be used neither for services nor residential purposes. |
| <b>5.300</b> | Libraries, museums, art galleries, art centers.                                                                                                             | 1 space per 300 square feet of gross floor area.                                                                                                                                                                                                                                                                                                             |
| <b>5.400</b> | Social, fraternal clubs and lodges, union halls.                                                                                                            |                                                                                                                                                                                                                                                                                                                                                              |
| <b>6.110</b> | Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities.                           | 1 space for every three persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion—example, tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculation.                                                          |
| <b>6.120</b> | Movie theaters.                                                                                                                                             | 1 space for every four seats.                                                                                                                                                                                                                                                                                                                                |
| <b>6.130</b> | <u>Coliseums, stadiums, and amphitheaters all other facilities in the 6.100 use class designed to seat or accommodate more than 1,000 people at a time.</u> |                                                                                                                                                                                                                                                                                                                                                              |
| <b>6.210</b> | <u>Privately owned outdoor recreational facilities.</u>                                                                                                     | 1 space per 200 square feet of area within enclosed buildings, plus 1 space for every three persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.                                                                                                                                                               |
| <b>6.220</b> | <u>Publicly owned <u>O</u>utdoor recreational facilities.</u>                                                                                               |                                                                                                                                                                                                                                                                                                                                                              |

**TABLE 14.72-I: TABLE OF PARKING REQUIREMENTS**

| Use   | Parking Requirement                                                                                                            |
|-------|--------------------------------------------------------------------------------------------------------------------------------|
|       |                                                                                                                                |
| 6.230 | Golf driving ranges not accessory to golf courses, par 3 golf courses, miniature golf courses, skateboard parks, water slides. |
| 6.240 | Horseback riding stables.                                                                                                      |
| 6.250 | Automobile and motorcycle racing tracks.                                                                                       |
| 6.260 | Drive-in movie theater.                                                                                                        |
| 6.300 | Recreational activities compatible with regional recreation facilities and/or intended to cater to users of such facilities.   |
| 7.100 | Secure community transition facilities                                                                                         |
| 7.400 | Penal and correctional facilities.                                                                                             |
| 8.100 | Restaurants without substantial carry-out or                                                                                   |

TABLE 14.72-I: TABLE OF PARKING REQUIREMENTS

| Use                                                          | Parking Requirement                                                                                                                                                                                                                                                |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                              |                                                                                                                                                                                                                                                                    |
| <b>8.200</b><br><b>8.300</b><br><b>8.400</b>                 | <p>delivery service, no drive-in service, no outdoor seating.</p> <p>Restaurant without substantial carry-out or delivery service, no drive-in service, but with outdoor seating.</p> <p>Restaurants with carry-out and delivery service, and outside seating.</p> |
|                                                              | <p><b>8.400</b> Restaurants with carry-out and delivery service, drive-in and outside seating.</p>                                                                                                                                                                 |
| <b>9.100</b><br><b>9.200</b><br><b>9.300</b><br><b>9.400</b> | <p>Motor vehicle sales or rental; mobile home sales.</p> <p>Sales with installation of motor vehicle parts or accessories.</p> <p>Motor vehicle repair and maintenance.</p>                                                                                        |
| <b>9.500</b>                                                 | <p>Gasoline sales.</p>                                                                                                                                                                                                                                             |
| <b>9.600</b>                                                 | <p>Car wash.</p>                                                                                                                                                                                                                                                   |

**TABLE 14.72-I: TABLE OF PARKING REQUIREMENTS**

| Use                                                                                                  | Parking Requirement                                                                                                                                          |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                      | purposes per stall plus two reservoir spaces in front of each stall.                                                                                         |
| <a href="#">10.210</a> <a href="#">Personal storage facilities</a>                                   | 1 space for every two employees on the maximum shift but not less than 1 space per 5,000 square feet of area devoted to storage (whether inside or outside). |
| <a href="#">10.220</a> <a href="#">Storage of goods not being sold on the same site.</a>             |                                                                                                                                                              |
| <a href="#">11.000</a> Scrap materials, salvage yards, junkyards, automobile graveyards.             | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">12.000</a> Veterinarian, kennel.                                                         | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">13.000</a> Emergency services (Police Stations, Fire Stations).                          | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">14.000</a> <a href="#">Agriculture, silviculture, mining, quarrying, soil processing</a> | 1 space for every two employees on maximum shift.                                                                                                            |
| <a href="#">15.100</a> Post office, airport.                                                         | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">15.200</a>                                                                               |                                                                                                                                                              |
| <a href="#">15.300</a> Solid waste facilities.                                                       | 1 space for every two employees on maximum shift.                                                                                                            |
| <a href="#">15.400</a> Military reserve, national guard centers.                                     | 1 space per 100 square feet of gross floor area.                                                                                                             |
| <a href="#">16.000</a> Dry cleaner, <a href="#">Laundromat</a> .                                     | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">19.000</a> Open markets and horticultural sales.                                         | 1 space per 1,000 square feet of lot area used for storage, display, or sales.                                                                               |
| <a href="#">20.000</a> Funeral home.                                                                 | 1 space per 100 square feet of gross floor area.                                                                                                             |
| <a href="#">21.200</a> Crematorium.                                                                  | 1 space per 200 square feet of gross floor area.                                                                                                             |
| <a href="#">22.000</a> Commercial nursery schools, day care centers.                                 | 1 space per employee plus 1 space per 200 square feet of gross floor area.                                                                                   |

**TABLE 14.72-I: TABLE OF PARKING REQUIREMENTS**

| Use           | Parking Requirement                                                      |
|---------------|--------------------------------------------------------------------------|
| <b>24.000</b> | Bus and train stations. 1 space per 200 square feet of gross floor area. |
| <b>25.000</b> | Commercial greenhouse. 1 space per 200 square feet of gross floor area.  |

(Ord. 1030, Sec. 2 (Exh. B), 2018; Ord. 811, Sec. 92, 2010; Ord. 666, Sec 11, 2002; Ord. 468, 1995)

**5.08.010 Definitions.**

**I. Covered Animal.** Any hoofed animal usually found on farms, such as horses, ponies, mules, bovine animals, sheep and goats.

**M. Farm Animals.** Includes but is not limited to covered animals, poultry, and rabbits Any animal typically found on farms and kept predominantly outdoors, including but not limited to horses, ponies, mules, cows, sheep, goats, fowl, and rabbits. (See 14.44.075).