



PLANNING COMMISSION AGENDA

Thursday, July 10, 2025 ~ 6:00 p.m.

118 West Maple Street, City Hall, Centralia, WA

Join via zoom:

<https://us02web.zoom.us/j/85991020858?pwd=MFI1RUNnVjlTVWpjeVZySUtCVG90QT09>

Meeting ID: 859 9102 0858

Password: 816953

PLANNING COMMISSION

Jakob McGhie, Chair
Term: 7/13/2026

Sybil Kuhn, Vice-Chair
Term: 7/13/2026

Chuck Kifer
Term: 12/12/2027

Holly Stidham
Term: 7/13/2026

Jackie Franks
Term: 4/23/2027

Bonnie Canaday-
Coombs
Term: 12/15/2025

Beth Sweeney
Term: 9/29/2025

Vacant, Alternate
Term:

STAFF MEMBERS

Emil Pierson, AICP
CD Director

Hillary Hoke
Asst. CD Director

1. ORDER OF BUSINESS (CMC 2.16.130)

- A. Call to Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Approval of Planning Commission Meeting Agenda for July 10, 2025.
- E. Approval of Planning Commission Meeting Minutes from June 12, 2025 (pgs. i-iii).
- F. Commissioner announcements, reports and comments
- G. Public Comments not associated with agenda items
- H. Presentations – None.
- I. Unfinished Business – None.

2. NEW BUSINESS (CMC 2.16.130.I)

- A. WORKSHOP: Development Regulations Amendments.
 - i. CMC 20.09 Zoning Districts and Boundaries (pgs. 1-2)
 - ii. CMC 20.40 M-1, Light Industrial District (pgs. 3-8)
 - iii. CMC 20.42 M-2, Industrial District (pgs. 9-14)
 - iv. CMC 20.45 PMP, Port Master Plan District (pgs. 15-20)
 - v. CMC 20.48 Parks and Open Space District (pgs. 21-24)
 - vi. CMC 20.46 PF, Public Facilities District (pgs. 25-28)
 - vii. CMC 20.27 C-1, General Commercial District (pgs. 29-35)
 - viii. CMC 20.28 C-2, Highway Commercial District (pgs. 36-41)
 - ix. CMC 20.24 C-3, Core Commercial District (pgs. 42-48)
 - x. CMC 17.01 Open Burning, Recreational Fires, Burn Restrictions and Burn Bans (pgs. 49-50)
 - xi. CMC 20.11 Land Use Table (pgs. 51-59)

3. ADJOURN MEETING (CMC 2.16.130.J)

118 West Maple Street, P.O. Box 609, Centralia, WA 98531-0609 • Telephone (360) 330-7662 • FAX (360) 330-7673 • Email:

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PLANNING COMMISSION MEETING MINUTES

Thursday, June 12, 2025 , ~ 6:00 p.m.

118 West Maple Street, City Hall, Centralia, WA

Jakob McGhie – Chair

Beth Sweeney - Commissioner

Bonnie Canaday-Coumbs - Commissioner

Chuck Kifer – Commissioner

Sybil Kuhn – Vice-Chair

Jackie Franks – Commissioner

Holly Stidham – Commissioner

1. **ORDER OF BUSINESS (CMC 2.16.130)**

A. CALL TO ORDER

The meeting was called to order by Vice-Chair Kuhn at 6:00 PM .

B. Roll Call

Present: Sybil Kuhn, Jackie Franks, Beth Sweeney, Bonnie Canaday-Coumbs,
Holly Stidham (Zoom), Chuck Kifer

Absent: Jakob McGhie

C. The Pledge of Allegiance was led by Vice-Chair Kuhn.

D. Approval of Planning Commission Agenda

A MOTION was made by Commissioner Canaday-Coumbs to approve the Planning Commission Agenda for June 12, 2025, as written. The motion was seconded by Commissioner Kifer. The motion carried the following vote:

Aye: 5 Nay: 0

E. Approval of Planning Commission Meeting Minutes from May 8, 2025.

A MOTION was made by Commissioner Franks to approve the Planning Commission meeting minutes from May 8, 2025, as written. The motion was seconded by Commissioner Canaday-Coumbs. The motion carried the following vote: Aye: 5 Nay: 0

F. Announcements, reports and comments: Commissioner Canaday-Coumbs requested a summary report on the Open House. Emil Pierson, CD Director, provided attendance numbers, highlights, etc.

G. Public Comments not associated with agenda items: There were no public comments.

H. Presentations (if applicable): None.

I. Unfinished Business (if applicable): None.

2. **NEW BUSINESS (CMC 2.16.130.1)**

A. **PUBLIC HEARING:** Petition to Vacate a Portion of Long Road.

The public hearing was opened by Vice-Chair Kuhn at 6:05 PM. Emil Pierson, CD Director, presented the proposal to vacate the southern portion of Long Road with the following conditions:

- i. Standard vacation procedure which consists of each fronting property receiving half of the right of way being vacated shall be established.

- ii. Paved turnaround required for the public dead end of Long Road in accordance with Development Guidelines Chapter 4.09 and Standard Detail 4-16.
- iii. Easement shall be maintained for public utilities through the vacated area until such time as they are relocated.
- iv. Easement required for water main that extends between Long Road and S. Yew Street at the north end of the proposed vacation. That easement shall be available for use by other utilities as well.
- v. If a building needs to be built over the existing City Light easement across Parcel 003487007005, then relocation of those power facilities to the north easement requested under condition “d” above for the other utilities needs to be completed.
- vi. Ingress/Egress easement from the Port of Centralia parcel 003487007006 for parcel 003581020000 (1012 S. Yew Street) to the public S. Yew Street access is required. Provide verification of recorded easement.
- vii. Utility easement between the Port of Centralia parcel 003487007006 and 003581020000 (1012 S. Yew Street) for existing power, water and sewer services is required. Provide verification of recorded easement.

The hearing was opened to the public for comment. Vanessa Herzog, Broker, spoke in favor of the proposal. Jim and Kim Deyo, spoke in favor of the proposal and requested clarification on the easement requirements for the neighboring parcel. The Deyo’s requested to be notified of future meetings, processes, etc. on this proposal.

Vice-Chair Kuhn closed the public hearing at 6:198 PM. Following Commission discussion, Commissioner Canaday-Coumbs made a MOTION to make a positive recommendation to City Council subject to the seven conditions above, and the Findings of Fact and Conclusions of Law included in the staff report. Commissioner Kifer seconded the motion. The motion carried the following vote: Aye: 5 Nay: 0

B. PUBLIC HEARING: 2025 Comprehensive Plan Update.

Vice-Chair Kuhn opened the public hearing at 6:19 PM. Emil Pierson presented as summary of the update. Vice-Chair Kuhn opened the floor to public comment. No public comment was received. Vice-Chair Kuhn closed the public hearing at 7:12 PM. Following Commissioner discussion Commissioner Canaday-Coumbs made a MOTION to make a positive recommendation to City Council subject to the Findings of Fact and Conclusions of Law included in the staff report. Commissioner Sweeney seconded the motion. The motion carried the following vote: Aye: 5 Nay: 0

C. WORKSHOP: Norwegian Woods Subdivision.

Vice-Chair Kuhn opened the workshop at 7:18 PM. Hillary Hoke, Assistant CD Director, presented the proposal. Following Commissioner discussion and clarification on extension of city utility services, the workshop was closed at 7:25 PM.

D. WORKSHOP: Zoning Code Amendments.

Vice-Chair Khun opened the workshop at 7:25 PM. Emil Pierson presented the draft zoning code amendments associated with the Comprehensive Plan update. Additional amendments will be drafted and presented to the Commission at the next meeting. Following Commission discussion, the workshop closed at 8:23 PM.

3. ADJOURN MEETING (CMC 2.16.130 J.)

Vice-Chair Kuhn adjourned the meeting at 8:24 PM.

Sybil Kuhn, Vice-Chair

Date

DRAFT

Chapter 20.09

ZONING DISTRICTS AND BOUNDARIES

Sections:

[20.09.010 Land use or zoning districts established.](#)

[20.09.020 Zoning map.](#)

[20.09.030 Interpretation of zoning district boundaries.](#)

[20.09.040 Interpretation of uses.](#)

20.09.010 Land use or zoning districts established.

To carry out the purpose of this title, the city is divided into the following districts:

Land Use Designation <u>in Comprehensive Plan</u>	Zoning Districts
Rural residential (R5A)	Rural residential district (R-5A)
<u>Medium-density rural residential (R2A)</u>	<u>Medium-density rural residential district (R-2A)</u>
Very low-density residential (VLDR)	Very low-density residential district (R:2)
Low-density residential (LDR)	Low-density residential district (R:4)
Medium-density residential (MDR)	Moderate-density residential district (R:8)
Medium-high-density residential (M-HDR)	Medium-high-density residential district (R:15)
High-density residential (HDR)	High-density residential district (R:20)
Limited business district (LBD)	Limited business district (LBD)
Commercial general district (GC)	General commercial district (C-1), highway commercial district (C-2), and gateway commercial (GC)
Gateway commercial district (GCD)	Gateway commercial (GC) <u>Port master plan district (PMP)</u>
Commercial central business district (CBD)	Core commercial district (C-3)
Medical/health care	Health services district (H-1)
Parks and open space (POS)	Open space/public facilities district (OS/PF)
Public facilities (PF)	Open space/public facilities district (OS/PF)
Light industrial (LI)	Light industrial district (M-1)
Heavy industrial (HI)	Industrial district (M-2)
<u>Heavy industrial (HI), light industrial (LI), commercial-general district (GC) Port master plan district (PMP)</u>	Port master plan district (PMP)

(Ord. 2395 § 5, 2017: Ord. 2354 § 2, 2015: Ord. 2314 § 1, 2013: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.09.020 Zoning map.

A. The districts are bounded as shown on a map entitled “Zoning Map—City of Centralia” and identified by the approving signatures of the mayor and city clerk, and is adopted by reference and declared to be a part of this title and shall be located on file in the office of the city clerk.

B. If changes are made on the zoning map, such changes shall be entered on the zoning map within five days after the amending ordinance has been approved by the city council. No amendment shall become effective until such change has been entered upon the zoning map. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.09.030 Interpretation of zoning district boundaries.

When uncertainty exists as to the boundaries as shown on the zoning map, the community development director shall interpret the boundaries, and the official's interpretation shall be final. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.09.040 Interpretation of uses.

- A. The several zoning districts permit certain specific uses and similar or related uses. The determination of similarity or relatedness to the specific uses shall be made by the community development director.
- B. If the community development director is unable to make such interpretation, or if he finds that a proposed use is not sufficiently similar or related to the specific uses permitted in a given district, he or the applicant may request that the site plan review committee make such interpretation.
- C. Whenever the community development director or the site plan review committee finds that the proposed use is similar or related to the permitted uses in a given district, the enforcing officer shall post the property advising the public of the proposed use.
- D. Written protest received within seven calendar days from the time of posting from a property owner or owners within a two-hundred-foot radius of the proposed use shall require a public hearing.
- E. In the absence of such protest, the finding of the community development director or the site plan review committee shall be final. (Ord. 2209 § 2 (part), 2008: Ord. 2147 § 12, 2005: Ord. 2024 § 1 (part), 1999).

Chapter 20.40 M-1 LIGHT INDUSTRIAL DISTRICT

Sections:

- 20.40.010 Intent.**
- 20.40.020 Permitted uses.**
- 20.40.030 Prohibited uses.**
- 20.40.040 Environmental performance standards.**
- 20.40.050 Site requirements.**
- 20.40.060 Building allowance.**
- 20.40.070 Off-street parking.**
- 20.40.080 Landscaping, buffering, fencing and solid waste receptacles.**
- 20.40.090 Design and development guidelines.**
- 20.40.100 Site plan review.**
- 20.40.110 Development review.**
- 20.40.120 Development standards.**

20.40.010 Intent.

It is the intent of this chapter to:

- A. Provide for the development of areas in which certain types of light industrial activities may be located;
- B. Protect light industrial areas from other uses which may interfere with the purpose and efficient functioning of the areas;
- C. Permit in the same areas such commercial uses as may be compatible with the industrial activities;
- D. Protect adjacent areas from adverse or damaging impact of any kind emanating or resulting from activities in the light industrial areas;
- E. Provide criteria for the location and standards for the development of the areas. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.40.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.
- B. Other or Related Uses Permitted.
 - 1. Home occupations as provided in Chapter [20.69](#) CMC.
 - 2. Signs. See Chapter [18.24](#) CMC.
 - 3. Hotels/Motels. A hotel/motel is an establishment that provides lodging paid on a short-term basis. The maximum time any person may stay at a hotel/motel shall be thirty consecutive days.
- C. Conditional uses as provided in Chapter [20.67](#) CMC.
- D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;
2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2346 § 12, 2015: Ord. 2209 § 2 (part), 2008: Ord. 2190 § 4, 2007: Ord. 2094 § 3, 2002: Ord. 2024 § 1 (part), 1999).

20.40.030 Prohibited uses.

Uses other than those identified or described in CMC [20.40.020](#) are prohibited, including but not limited to:

- A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would exceed the acceptable limits established by competent and recognized public and quasi-public agencies;
- B. Examples of prohibited uses are:
 1. Animal slaughtering;
 2. Care and/or sale of livestock, poultry or similar animals;
 3. Storage, manufacturing or sale of highly volatile or otherwise extremely hazardous substances or materials;
- C. No building, structure, or premises, or portion thereof, shall be used for human habitation, permanent, transient or temporary, except as provided in Chapter [20.11](#). (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.040 Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC. In addition, any outside storage must have sight-obscuring screening around the storage area. All stored materials shall not exceed the height of the screening.
- B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.050 Site requirements.

Minimum site requirements shall be as follows:

A. Lot area: no minimum;

B. Lot width: no minimum;

C. Front yard setback: twenty feet;

D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 25-foot landscaped buffer is required.

E. Side yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 10-foot landscaped buffer is required as per CMC 20.50.

F. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes;

G. Corner yard setback: fifteen feet; and

H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

~~C. Side yard setback: as currently required by the currently adopted building code of the city of Centralia;~~

~~D. Rear yard setback: as currently required by the currently adopted building code of the city of Centralia;~~

~~E. Front yard setback: twenty feet;~~

~~F. Wherever buildings are separated, a minimum distance of ten feet shall be maintained between such buildings;~~

~~G. Corner yard setback: fifteen feet. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

20.40.060 Building allowance.

~~Maximum building allowance shall be as follows:~~

Maximum building height shall be as follows:

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the M-1 zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the M-1 zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the M-1 zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

~~A. Maximum Building Height. Height limits will be imposed if necessary to prevent detrimental effects upon the surrounding properties. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

20.40.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

- a. For warehouses, distribution centers, or high cube facilities larger than 100,000 square feet in size. Tractor trailers delivering goods to or from warehouses covered by this section shall not park on a public street, and overnight parking shall be provided onsite and provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
- b. All new uses or changes of use in an industrial or commercial building shall provide a traffic impact assessment/analysis (TIA) that includes at a minimum the following information:
 - Parking demand (ITE or other based on empirical evidence).
 - Trip generation rate (ITE-based rates for both peak hour generator and peak hour of adjacent streets, or other based on empirical evidence).
 - Trip distribution.
 - Study intersections.
 - Annual ambient traffic growth rate.
 - Additional requirements may be added or waived by approval of the City Engineer.

20.40.080 Landscaping, buffering, fencing and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter [20.50](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.090 Design and development guidelines.

Developments shall comply with the requirements of CMC [18.10.030](#), Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.40.100 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining industrial, commercial, and residential uses-areas in accordance with Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008).

20.40.110 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

20.40.120 Development standards.

1. Security fencing. The site plan review committee can approve the use of an eight-foot fence for security purposes. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty feet apart.

2. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
3. Walls facing public streets shall not be completely blank. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials or other techniques shall be employed to enhance building facades facing public streets.
4. Warehouses covered by this section located adjacent to a public street shall provide visual impact reduction in a combination of:
 - a. Architectural elements such as windows, articulation of the façade, and/or medium to dark earth tones (e.g., not white or light-colored) walls; and
 - b. A 20-foot-deep landscaped buffer between the building and street consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height at maturity, spaced no further than 20 feet apart. Such buffer area may be counted toward meeting landscaping requirements.
5. New or proposed uses in a building over 100,000 square feet in size shall:
 - a. Provide a study that has the following:
 - i. Typical hours of operation (24 hours a day, seven days per week).
 - ii. Number of employees employed at the facility; number per shift; number of shifts, and hours of shifts.
 - iii. Provide the facility type (if a warehouse is it an electronic commerce or traditional).
 - iv. Could the facility be automated in the future?
 - v. Type of inventory management utilized (Just-in-time or Just-in-case).
 - vi. Classification of the facility according to the Institute of Transportation Engineers (ITE).
 - vii. Smaller delivery vehicles utilized for deliveries?
 - viii. Daily and AM/PM peak hour medium and heavy-duty truck volumes, number of dock doors, number of parking stall provided for employees, number of tractor trailers on a typical day (coming and going).
 - ix. Typical truck trailer or worker driving routes in and out of the facility.
 - x. Anticipated water/sewer usage in volume.
 - xi. Anticipated power requirements in megawatts.
 - b. If a warehouse, distribution center, or high cube facility the following shall be considered in the parking design for the facility:
 - i. Staging spaces (2-12 foot by 75 foot per loading dock).
 - ii. Loading spaces (1-12 foot by 75 foot per loading space for each loading dock.
 - iii. Loading docks (a minimum of one loading dock shall be provided per 5,000 square feet of building gross floor area.
 - iv. Reserved spaces. As listed in 20.45.070.
Provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
 - c. Climate action measures.
 - i. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduits shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.

- ii. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be double-paned and located to facilitate maximum use of roof area for solar panels.
- iii. Roofs shall be white or light colored to reduce heat retention and be considered as high-reflectance roof membrane.
- iv. All loading docks shall be outfitted with electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.
- v. Provide bicycle parking, hybrid/electric charging facilities, and encourage carpooling and the use of transit.
- vi. Provide water conservation measures.
- vii. Provide physical, structural, and/or vegetative buffers that prevent or substantially reduce pollutant dispersal between buildings and non-industrial/commercial uses.
- viii. Utilize environmentally friendly building materials.
- d. Adaptive Reuse. Provide design features that support broader uses to accommodate potential future adaptive reuse of the facility.
- e. No live animals or offal of dead animals shall be brought to the site.
- f. No outdoor testing of products or processes shall take place on the site.
- g. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.

Chapter 20.42
M-2 INDUSTRIAL DISTRICT

Sections:

- 20.42.010 Intent.**
- 20.42.020 Permitted uses.**
- 20.42.030 Prohibited uses.**
- 20.42.040 Environmental performance standards.**
- 20.42.050 Minimum site requirements.**
- 20.42.060 Building limitations.**
- 20.42.070 Off-street parking.**
- 20.42.080 Landscaping, buffering, fencing, and solid waste receptacles.**
- 20.42.090 Design and development guidelines.**
- 20.42.100 Site plan review.**
- 20.42.110 Development review.**
- 20.42.120 Development standards.**

20.42.010 Intent.

It is the intent of this chapter to:

- A. Permit, in limited and appropriate areas, a variety of industrial uses or activities which would be unacceptable if located in other areas;
- B. Keep the industrial activities within reasonable scale and character of the city;
- C. Protect industrial areas from such other uses as may interfere with the purpose and efficient functioning of the areas;
- D. Protect living areas and other nonindustrial areas from adverse or damaging impact of any kind emanating or resulting from industrial areas;
- E. Provide criteria for location and standards for development of industrial areas. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.42.020 Permitted uses.

- A. Permitted as provided in Chapter 20.11 CMC.
- B. Other or Related Uses Permitted.
 - 1. Home occupations as provided in Chapter 20.69 CMC.
 - 2. Signs. See Chapter 18.24 CMC.
 - 3. Temporary Sales and/or Storage of Fireworks. All temporary sales and/or storage of fireworks shall be consistent with Chapter 5.98 CMC, Fireworks.
- C. Conditional uses as provided in Chapter 20.67 CMC.
- D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:

- a. The proposed use is appropriate in this area;
- b. The development standards for permitted uses can be met by the proposed use;
- c. The public need is served by the proposed use.

E. Off-site hazardous waste storage and/or treatment facilities are allowed upon obtaining a conditional use permit and after review by the site plan review committee. Such facilities shall be consistent with state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW, as now existing or hereafter amended or promulgated, whether by state law or the Washington Administrative Code provisions. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2347 § 2, 2015: Ord. 2346 § 13, 2015: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.42.030 Prohibited uses.

Uses other than those identified or described in CMC 20.42.020 are prohibited, including, but not limited to:

- A. Uses which produce clearly offensive or objectionable odors such as animal slaughtering, rendering of animal products, chemical or biochemical processes such as the manufacture of petrochemicals;
- B. No building, structure or premises or portion thereof shall be used for human habitation, permanent, transient or temporary, except as permitted in Chapter 20.11 CMC. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.42.040 Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 20.57 CMC.
- B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.42.050 Minimum site requirements.

Minimum site requirements shall be as follows:

- A. Lot area: no minimum;
- B. Lot width: no minimum;
- C. Front yard setback: twenty feet;

D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 25-foot landscaped buffer is required.

E. Side yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 10-foot landscaped buffer is required as per CMC 20.50.

F. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes;

G. Corner yard setback: fifteen feet; and

H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

~~C. Side yard setback: as currently required by the building code as adopted by the city of Centralia;~~

~~D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia;~~

~~E. Front yard setback: twenty feet;~~

~~F. Relationship to adjacent parcels in the same classification: Setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the side and rear setback requirements of the fire and building codes;~~

~~G. Corner yard setback: fifteen feet. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

20.42.060 Building limitations.

Maximum building requirements shall be as follows:

~~A. Height of Buildings. Height limits shall be eighty feet (80) imposed if necessary, to prevent detrimental effects on the surrounding properties. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

Maximum building requirements shall be as follows:

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the M-2 zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the M-2 zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the M-2 zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.42.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 20.72 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

- a. For warehouses, distribution centers, or high cube facilities larger than 100,000 square feet in size. Tractor trailers delivering goods to or from warehouses covered by this section shall not park on a public street and overnight parking shall be provided onsite and provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
- b. All new uses or changes of use in an industrial or commercial building shall provide a traffic impact assessment/analysis (TIA) that includes at a minimum the following information:
 - Parking demand (ITE or other based on empirical evidence).
 - Trip generation rate (ITE-based rates for both peak hour generator and peak hour of adjacent streets, or other based on empirical evidence).
 - Trip distribution.
 - Study intersections.
 - Annual ambient traffic growth rate.
 - Additional requirements may be added or waived by approval of the City Engineer.

20.42.080 Landscaping, buffering, fencing, and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter 20.50 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.42.090 Design and development guidelines.

Developments shall comply with the requirements of CMC 18.10.030, Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.42.100 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining industrial, commercial, and residential uses areas in accordance with Chapter 20.84 CMC. (Ord. 2209 § 2 (part), 2008).

20.42.110 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

20.42.120 Development standards.

1. Security fencing. The site plan review committee can approve the use of an eight-foot fence for security purposes. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty feet apart.
2. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.

3. Walls facing public streets shall not be completely blank. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials or other techniques shall be employed to enhance building facades facing public streets.
4. Warehouses covered by this section located adjacent to a public street shall provide visual impact reduction in a combination of:
 - a. Architectural elements such as windows, articulation of the façade, and/or medium to dark earth tones (e.g., not white or light-colored) walls; and
 - b. A 20-foot-deep landscaped buffer between the building and street consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height at maturity, spaced no further than 20 feet apart. Such buffer area may be counted toward meeting landscaping requirements.
5. New or proposed uses in a building over 100,000 square feet in size shall:
 - a. Provide a study that has the following:
 - i. Typical hours of operation (24 hours a day, seven days per week).
 - ii. Number of employees employed at the facility; number per shift; number of shifts, and hours of shifts.
 - iii. Provide the facility type (if a warehouse is it an electronic commerce or traditional).
 - iv. Could the facility be automated in the future?
 - v. Type of inventory management utilized (Just-in-time or Just-in-case).
 - vi. Classification of the facility according to the Institute of Transportation Engineers (ITE).
 - vii. Smaller delivery vehicles utilized for deliveries?
 - viii. Daily and AM/PM peak hour medium and heavy-duty truck volumes, number of dock doors, number of parking stall provided for employees, number of tractor trailers on a typical day (coming and going).
 - ix. Typical truck trailer or worker driving routes in and out of the facility.
 - x. Anticipated water/sewer usage in volume.
 - xi. Anticipated power requirements in megawatts.
 - b. If a warehouse, distribution center, or high cube facility the following shall be considered in the parking design for the facility:
 - i. Staging spaces (2-12 foot by 75 foot per loading dock).
 - ii. Loading spaces (1-12 foot by 75 foot per loading space for each loading dock.
 - iii. Loading docks (a minimum of one loading dock shall be provided per 5,000 square feet of building gross floor area.
 - iv. Reserved spaces. As listed in 20.45.070.
Provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
 - c. Climate action measures.
 - i. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduits shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.

- ii. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be double-paned and located to facilitate maximum use of roof area for solar panels.
- iii. Roofs shall be white or light colored to reduce heat retention and be considered as high-reflectance roof membrane.
- iv. All loading docks shall be outfitted with electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.
- v. Provide bicycle parking, hybrid/electric charging facilities, and encourage carpooling and the use of transit.
- vi. Provide water conservation measures.
- vii. Provide physical, structural, and/or vegetative buffers that prevent or substantially reduce pollutant dispersal between buildings and non-industrial/commercial uses.
- viii. Utilize environmentally friendly building materials.
- d. Adaptive Reuse. Provide design features that support broader uses to accommodate potential future adaptive reuse of the facility.
- e. No live animals or offal of dead animals shall be brought to the site.
- f. No outdoor testing of products or processes shall take place on the site.
- g. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.

Chapter 20.45

PMP PORT MASTER PLAN DISTRICT

Sections:

~~20.45.010 Intent.~~

~~20.45.020 Development review.~~

20.45.010 Intent.

It is the intent of this section to:

A. Provide for the development of the port district parks consistent with the port of Centralia industrial park master plan as adopted by the port district commission consistent with Chapters [53.20](#) and [53.25](#) RCW.

B. Provide for a development review process to assure development is consistent with the city's utilities, fire and building related codes.

C. Upon adoption of the port master plan (PMP), the port master plan will be considered the zoning designation with all restrictions and specifications for the property in question. (Ord. 2314 § 2, 2013; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999; Ord. 1989 § 2 (part), 1997).

20.45.020 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter [20.84](#) CMC, Site Plan Review. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999; Ord. 1989 § 2 (part), 1997).

**CURRENT CODE – DELETE IN WHOLE AND
ADOPT THE FOLLOWING**

Chapter 20.45
PMP PORT MASTER PLAN DISTRICT

Sections:

20.45.010 Intent.

20.45.020 Permitted uses.

20.45.030 Prohibited uses.

20.45.040 Environment performance standards.

20.45.050 Minimum site requirements.

20.45.060 Building limitations.

20.45.070 Off-street parking.

20.45.080 Landscaping, buffering, fencing, and solid waste receptables.

20.45.090 Design and development guidelines.

20.45.100 Site plan review.

20.45.110 Development review.

20.45.120 Development standards.

20.45.010 Intent.

It is the intent of this section to:

- A. To permit a variety of industrial and commercial uses, in limited and appropriate areas, which if located elsewhere would be unacceptable;
- B. Keep the industrial and commercial activities within reasonable scale and character of the Port of Centralia and the city of Centralia;
- C. To protect residential and other non-industrial areas from adverse and damaging impacts emanating from industrial or commercial type activities;
- D. To protect the Port of Centralia port district parks from other uses that may interfere with the purpose and efficient operation of industrial areas.
- E. This district is intended to provide for the continuation and development of industrial and commercial uses in locations where they will be compatible with other similar uses, and which do not negatively impact adjacent land uses.
- F. Support the vision, goals and policies of the Port of Centralia's port master plan.
- G. Support the development of the Port of Centralia port district parks.

20.45.020 Permitted uses.

A. Permitted as provided in Chapter 20.11 CMC.

B. Other or Related Uses Permitted.

1. Signs. See Chapter 18.24 CMC.

C. Conditional uses as provided in Chapter 20.67 CMC.

D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

- 1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director with consultation of the Port of Centralia, and the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan and Port of Centralia master plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:

- a. The proposed use is appropriate in this area;
- b. The development standards for permitted uses can be met by the proposed use;
- c. The public need is served by the proposed use.

E. Off-site hazardous waste storage and/or treatment facilities are allowed upon obtaining a conditional use permit and after review by the site plan review committee. Such facilities shall be consistent with state siting criteria adopted pursuant to the requirements of Chapter 70.105 RCW, as now existing or hereafter amended or promulgated, whether by state law or the Washington Administrative Code provisions.

20.45.030 Prohibited uses.

Uses other than those identified or described in CMC 20.11 are prohibited, including, but not limited to:

- A. Uses which produce clearly offensive or objectionable odors such as animal slaughtering, rendering of animal products, chemical or biochemical processes such as the manufacture of petrochemicals;
- B. No building, structure or premises or portion thereof shall be used for human habitation, permanent, transient or temporary, except as permitted in Chapter 20.11 CMC.

20.45.040 Environmental performance standards.

A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such reasonable evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 20.57 CMC.

B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

20.45.050 Minimum site requirements.

Minimum site requirements shall be as follows:

- A. Lot area: no minimum;
- B. Lot width: no minimum;
- C. Front yard setback: twenty feet;
- D. Rear yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 25-foot landscaped buffer is required.
- E. Side yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 10-foot landscaped buffer is required as per CMC 20.50.
- F. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes;
- G. Corner yard setback: fifteen feet; and
- H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

20.45.060 Building limitations.

Maximum building requirements shall be as follows:

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the PMP zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the PMP zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the PMP zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.45.070 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 20.72 CMC.

- a. For warehouses, distribution centers, or high cube facilities larger than 100,000 square feet in size. Tractor trailers delivering goods to or from warehouses covered by this section shall not park on a public street and overnight parking shall be provided onsite and provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.
- b. All new uses or changes of use in an industrial or commercial building shall provide a traffic impact assessment/analysis (TIA) that includes at a minimum the following information:
 - Parking demand (ITE or other based on empirical evidence).
 - Trip generation rate (ITE-based rates for both peak hour generator and peak hour of adjacent streets, or other based on empirical evidence).
 - Trip distribution.
 - Study intersections.
 - Annual ambient traffic growth rate.
 - Additional requirements may be added or waived by approval of the City Engineer.

20.45.080 Landscaping, buffering, fencing, and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter 20.50 CMC.

20.45.090 Design and development guidelines.

Developments shall comply with the requirements of CMC 18.10.030, Design and Development Guidelines manual.

20.45.100 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining industrial, commercial, and residential uses in accordance with Chapter 20.84 CMC.

20.45.110 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

20.45.120 Development standards.

1. Security fencing. The site plan review committee can approve the use of an eight-foot fence for security purposes. Long expanses of fences or walls shall be interspersed with trees or hedges to break up the appearance of the wall at least every fifty feet apart.
2. Primary building entrances shall be physically oriented to the street or to a pedestrian walkway.
3. Walls facing public streets shall not be completely blank. Features providing visual interest such as windows (genuine, false, or display), artwork, varied building materials or other techniques shall be employed to enhance building facades facing public streets.
4. Warehouses covered by this section located adjacent to a public street shall provide visual impact reduction in a combination of:
 - a. Architectural elements such as windows, articulation of the façade, and/or medium to dark earth tones (e.g., not white or light-colored) walls; and
 - b. A 20-foot-deep landscaped buffer between the building and street consisting of native or climate adaptive conifer trees that typically reach at least 60 feet in height at maturity, spaced no further than 20 feet apart. Such buffer area may be counted toward meeting landscaping requirements.
5. New or proposed uses in a building over 100,000 square feet in size shall:
 - a. Provide a study that has the following:
 - i. Typical hours of operation (24 hours a day, seven days per week).
 - ii. Number of employees employed at the facility; number per shift; number of shifts, and hours of shifts.
 - iii. Provide the facility type (if a warehouse is it an electronic commerce or traditional).
 - iv. Could the facility be automated in the future?
 - v. Type of inventory management utilized (Just-in-time or Just-in-case).
 - vi. Classification of the facility according to the Institute of Transportation Engineers (ITE).
 - vii. Smaller delivery vehicles utilized for deliveries?
 - viii. Daily and AM/PM peak hour medium and heavy-duty truck volumes, number of dock doors, number of parking stall provided for employees, number of tractor trailers on a typical day (coming and going).
 - ix. Typical truck trailer or worker driving routes in and out of the facility.
 - x. Anticipated water/sewer usage in volume.
 - xi. Anticipated power requirements in megawatts.
 - b. If a warehouse, distribution center, or high cube facility the following shall be considered in the parking design for the facility:
 - i. Staging spaces (2-12 foot by 75 foot per loading dock).
 - ii. Loading spaces (1-12 foot by 75 foot per loading space for each loading dock.
 - iii. Loading docks (a minimum of one loading dock shall be provided per 5,000 square feet of building gross floor area.
 - iv. Reserved spaces. As listed in 20.45.070.

Provide a minimum of 5% of the proposed total tractor-trailer parking spaces for trucks that are required to arrive early or to layover or rest due to hours-of-service regulations. Such spaces must be made available to tractor-trailers 24 hours a day, seven days a week.

c. Climate action measures.

- i. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, electrical panels and conduits shall be installed to facilitate rooftop solar panels in the future, and rooftop HVAC systems shall be clustered as much as possible to facilitate maximum use of roof area for solar panels.
 - ii. Skylights and/or clerestory windows shall be provided to facilitate natural light; skylights shall be double-paned and located to facilitate maximum use of roof area for solar panels.
 - iii. Roofs shall be white or light colored to reduce heat retention and be considered as high-reflectance roof membrane.
 - iv. All loading docks shall be outfitted with electric wiring and conduit extending to electric panels to enable future installation of outlets for charging of electric-powered trucks.
 - v. Provide bicycle parking, hybrid/electric charging facilities, and encourage carpooling and the use of transit.
 - vi. Provide water conservation measures.
 - vii. Provide physical, structural, and/or vegetative buffers that prevent or substantially reduce pollutant dispersal between buildings and non-industrial/commercial uses.
 - viii. Utilize environmentally friendly building materials.
- d. Adaptive Reuse. Provide design features that support broader uses to accommodate potential future adaptive reuse of the facility.
- e. No live animals or offal of dead animals shall be brought to the site.
- f. No outdoor testing of products or processes shall take place on the site.
- g. No highly combustible, explosive, or hazardous materials or waste shall be permitted on site.

Chapter 20.48
PARKS AND OPEN SPACE DISTRICT

Sections:

- 20.48.010 Intent.
- 20.48.020 Permitted uses.
- 20.48.030 Prohibited uses.
- 20.48.040 Development standards.
- 20.48.050 Site area.
- 20.48.060 Building limitations.
- 20.48.070 Design and development guidelines.
- 20.48.080 Setback requirements.
- 20.48.090 Off-street parking.
- 20.48.100 Landscaping, buffering, fencing, and solid waste receptacles.
- 20.48.110 Site plan review.

20.48.010 Intent.

It is the intent of this chapter to:

- A. Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational and similar facilities;
- B. Provide for the social needs of the community as those needs relate to public services, open space whether publicly or privately sponsored;
- C. Enhance the identity and image of the community as a desirable place for human growth and development;
- D. Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;
- E. Provide and protect parks, open space and other natural physical assets of the community to improve the aesthetic and functional features of the community;
- F. Provide opportunities for joint usage of facilities such as stormwater retention/detention ponds and conveyance facilities and wellfields.

20.48.020 Permitted uses.

- A. Permitted as provided in Chapter 20.11 CMC.
- B. Other or Related Uses Permitted.
 - 1. Signs. See Chapter 18.24 CMC;
 - 2. Wireless communication facilities (WCFs) are subject to the following standards:
 - a. Lot Size. The minimum lot size requirement shall be two acres.
 - b. Setbacks. WCFs shall meet the setbacks as per the underlying zoning. No wireless communication facilities site shall be closer than one hundred feet to any property line shared with residential use.
 - c. Landscaping Requirements. The site shall meet the requirements listed in Chapter 20.50 CMC.

d. Fencing. The wireless communication facilities site shall be fenced as per CMC 20.50.060.

e. Design. Wireless communication facilities must be designed to complement surrounding structures through the use of muted paint schemes, locating the facility within or on an existing structure or similar means or stealth in nature. The WCF support structures shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures so as to: (i) use existing site features to screen as much of the total WCF as possible from prevalent views; and/or (ii) use existing site features as a background so that the total WCF blends into the background with increased sight distances.

f. Lighting. No lights or signs shall be permitted on a freestanding WCF unless required by the FCC or FAA.

g. Other Protections. The city may require shields to protect from ice falling from towers, anti-climbing devices to prevent unauthorized persons from climbing towers, or other appurtenances necessary to protect life and property.

h. Removal upon Abandonment. The provider of the WCF shall provide the city with notice to the FCC of intent to cease operations and shall remove the obsolete WCF within three months from the date of said notice or when the site has been abandoned as evidenced by the discontinuance of electrical power for more than sixty days. If an abandoned WCF is not removed, the city may have it removed at the provider's expense.

i. Collocation. Freestanding WCFs must be designed for collocation.

j. Height. WCFs structures shall meet the underlying zoning height. The WCF may exceed the zoning height limit to a maximum height of one hundred fifty feet, if an engineering study is conducted demonstrating the height is needed for proper functioning of a provider's network. The study shall show the existing WCF service area and service area intended to be covered by the proposed facility.

k. No new freestanding WCF may be constructed within one mile of an existing freestanding WCF, unless it can be demonstrated to the satisfaction of the city that the existing freestanding WCF is not available for collocation of an additional wireless communication facility, or that its specific location does not satisfy the operational requirements of the applicant.

l. All WCFs must meet or exceed current standards and regulations of the Federal Aviation Administration and FCC, and any other agency of the federal government with the authority to regulate WCFs.

C. Conditional uses as provided in Chapter 20.67 CMC.

D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director, parks director, and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:

a. The proposed use is appropriate in this area;

- b. The development standards for permitted uses can be met by the proposed use;
- c. The public need is served by the proposed use.

20.48.030 Prohibited uses.

Uses other than those identified or described in CMC 20.48.020 are prohibited.

20.48.040 Development standards.

Development standards shall take into account both the environmental impact of the proposed use and the design standards of this chapter. Permitted uses as well as similar or related uses shall comply with the standards of this land use district.

20.48.050 Site area.

The minimum size and shape of the site shall be appropriate to the proposed use of said site and its relationship to abutting properties and traffic patterns in the vicinity of the site.

20.48.060 Building limitations.

Maximum building height shall be as follows:

To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the POS zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the POS zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the POS zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.48.070 Design and development guidelines.

Developments shall comply with the requirements of CMC 18.10.030, Design and Development Guidelines manual.

20.48.080 Setback requirements.

- A. Front yard setback from property line or right-of-way: twenty feet.
- B. Rear yard setback: twenty-five feet.
- C. Side yard setback: 10 feet.
- D. Corner yard setback from property line or right-of-way: fifteen feet.
- E. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

20.48.090 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 20.72 CMC.

20.48.100 Landscaping, buffering, fencing, and solid waste receptacles.

Landscaping, fencing, and solid waste receptacles shall be provided in accordance with Chapter 20.50 CMC and shall also meet the following:

A. The preservation or enhancement of existing native plant materials shall be the predominant characteristic of landscape treatment in this district. Where new plant materials are needed to comply with the screening or aesthetic requirements, the materials shall be of species native or complementary to or compatible with the species native to the Pacific Northwest.

B. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable groundcover, shrubs and trees. Suitable groundcover may be grass, ivy, bark, river rock, and the like. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.

C. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking, driveways, or streets around entrances or exits of the site.

D. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times.

20.48.110 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining buildings on the property, and with adjacent uses in accordance with Chapter 20.84 CMC.

Chapter 20.46
~~OS/PF-OPEN SPACE~~/PUBLIC FACILITIES DISTRICT

Sections:

- 20.46.010 Intent.**
- 20.46.020 Permitted uses.**
- 20.46.030 Prohibited uses.**
- 20.46.040 Development standards.**
- 20.46.050 Site area.**
- 20.46.060 Building limitations.**
- 20.46.070 Design and development guidelines.**
- 20.46.080 Setback requirements.**
- 20.46.090 Off-street parking.**
- 20.46.100 Landscaping, buffering, fencing, and solid waste receptacles.**
- 20.46.110 Site plan review.**

20.46.010 Intent.

It is the intent of this chapter to:

- A. Protect and preserve certain areas of land devoted to existing and future use for civic, cultural, educational and similar facilities;
- B. Provide for the social needs of the community as those needs relate to public services, open space and institutions whether publicly or privately sponsored;
- C. Enhance the identity and image of the community as a desirable place for human growth and development;
- D. Provide opportunities and facilities for the various activities and needs of a diverse and dynamic population;
- E. ~~Provide and protect parks, open space and other natural physical assets of the community to improve the aesthetic and functional features of the community;~~
- F. ~~Provide opportunities for joint usage of facilities such as stormwater retention/detention ponds and conveyance facilities and wellfields. (Ord. 2209 § 2 (part), 2008).~~

20.46.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.

~~B. Other or Related Uses Permitted:~~

- ~~1. Signs. See Chapter [18.24](#) CMC;~~
- ~~2. Residential uses as an incidental use to the permitted use such as caretaker's quarters, or as an accessory use to institutional facilities such as housing for students, staff or faculty of colleges, hospitals and the like;~~
- ~~3. Wireless communication facilities (WCFs) are subject to the following standards:~~
 - ~~a. Lot Size. The minimum lot size requirement shall be two acres.~~

~~b.—Setbacks. WCFs shall meet the setbacks as per the underlying zoning. No wireless communication facilities site shall be closer than one hundred feet to any property line shared with residential use.~~

~~c.—Landscaping Requirements. The site shall meet the requirements listed in Chapter 20.50 CMC.~~

~~d.—Fencing. The wireless communication facilities site shall be fenced as per CMC 20.50.060.~~

~~e.—Design. Wireless communication facilities must be designed to complement surrounding structures through the use of muted paint schemes, locating the facility within or on an existing structure or similar means or stealth in nature. The WCF support structures shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures so as to: (i) use existing site features to screen as much of the total WCF as possible from prevalent views; and/or (ii) use existing site features as a background so that the total WCF blends into the background with increased sight distances.~~

~~f.—Lighting. No lights or signs shall be permitted on a freestanding WCF unless required by the FCC or FAA.~~

~~g.—Other Protections. The city may require shields to protect from ice falling from towers, anti-climbing devices to prevent unauthorized persons from climbing towers, or other appurtenances necessary to protect life and property.~~

~~h.—Removal upon Abandonment. The provider of the WCF shall provide the city with notice to the FCC of intent to cease operations and shall remove the obsolete WCF within three months from the date of said notice or when the site has been abandoned as evidenced by the discontinuance of electrical power for more than sixty days. If an abandoned WCF is not removed, the city may have it removed at the provider's expense.~~

~~i.—Collocation. Freestanding WCFs must be designed for collocation.~~

~~j.—Height. WCFs structures shall meet the underlying zoning height. The WCF may exceed the zoning height limit to a maximum height of one hundred fifty feet, if an engineering study is conducted demonstrating the height is needed for proper functioning of a provider's network. The study shall show the existing WCF service area and service area intended to be covered by the proposed facility.~~

~~k.—No new freestanding WCF may be constructed within one mile of an existing freestanding WCF, unless it can be demonstrated to the satisfaction of the city that the existing freestanding WCF is not available for collocation of an additional wireless communication facility, or that its specific location does not satisfy the operational requirements of the applicant.~~

~~l.—All WCFs must meet or exceed current standards and regulations of the Federal Aviation Administration and FCC, and any other agency of the federal government with the authority to regulate WCFs.~~

B. Conditional uses as provided in Chapter [20.67](#) CMC.

C. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a

particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use;
 - c. The public need is served by the proposed use. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2346 § 14, 2015: Ord. 2209 § 2 (part), 2008).

20.46.030 Prohibited uses.

Uses other than those identified or described in CMC [20.46.020](#) are prohibited. (Ord. 2209 § 2 (part), 2008).

20.46.040 Development standards.

Development standards shall take into account both the environmental impact of the proposed use and the design standards of this chapter.

Permitted uses as well as similar or related uses shall comply with the standards of this land use district. (Ord. 2209 § 2 (part), 2008).

20.46.050 Site area.

The minimum size and shape of the site shall be appropriate to the proposed use of said site and its relationship to abutting properties and traffic patterns in the vicinity of the site. (Ord. 2209 § 2 (part), 2008).

20.46.060 Building limitations.

Maximum building height shall be as follows:

To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the PF zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the PF zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the PF zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

Height and site coverage shall be as follows:

Maximum height of buildings: fifty feet. The maximum height of a building may be increased by twenty-five feet with the approval of the planning commission. For approval, the planning commission must find the use and design compatible with neighboring structures and uses. Uninhabitable structures like a clock tower may exceed the height limit, provided such appurtenances are not intended as advertising devices; to a maximum of one hundred feet. (Ord. 2289 § 1, 2012: Ord. 2209 § 2 (part), 2008).

20.46.070 Design and development guidelines.

Developments shall comply with the requirements of CMC [18.10.030](#), Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008).

20.46.080 Setback requirements.

- A. Front yard setback from property line or right-of-way: twenty feet.
- B. Rear yard setback: twenty-five feet.
- C. Side yard setback: 10 feet.
- D. Corner yard setback from property line or right-of-way: fifteen feet.
- E. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

- ~~A. If adjacent properties are in the same or in a less restrictive land use district:
 - 1. Side yard minimum: fifteen feet;
 - 2. Rear yard minimum: fifteen feet.~~
- ~~B. If adjacent properties are in any residential district:
 - 1. Side yard minimum: twenty-five feet; provided further, that the entire twenty-five-foot depth shall be landscaped.
 - 2. Rear yard minimum: twenty-five feet; provided further, that the entire twenty-five-foot depth shall be landscaped.~~
- ~~C. Setbacks from Right-of-Way:
 - 1. If property fronts on a minor street or private street or drive: twenty-five feet;
 - 2. If property fronts on major street: thirty-five feet. (Ord. 2209 § 2 (part), 2008).~~

20.46.090 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC. (Ord. 2209 § 2 (part), 2008).

20.46.100 Landscaping, buffering, fencing, and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter [20.50](#) CMC and shall also meet the following:

- A. The preservation or enhancement of existing native plant materials shall be the predominant characteristic of landscape treatment in this district. Where new plant materials are needed to comply with the screening or aesthetic requirements, the materials shall be of species native or complementary to or compatible with the species native to the Pacific Northwest.
- B. Landscaping is also required in all setback areas and open space. Landscaping may consist of suitable groundcover, shrubs and trees. Suitable groundcover may be grass, ivy, bark, river rock, and the like. Natural vegetation or stands of trees existing prior to development of the site may be acceptable to meet all or part of the landscape requirements.
- C. The perimeters of common parking areas shall be landscaped in such a way as to create a diversion between streets and parking, driveways, or streets around entrances or exits of the site.
- D. All trees, flowers, lawns and other landscaping features shall be maintained in a healthy growing condition at all times. (Ord. 2209 § 2 (part), 2008).

20.46.110 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas in accordance with Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008).

Chapter 20.27

C-1 GENERAL COMMERCIAL DISTRICT

Sections:

[20.27.010 Intent.](#)

[20.27.020 Permitted uses.](#)

[20.27.030 Prohibited uses.](#)

[20.27.040 Environmental performance standards.](#)

[20.27.050 ~~Building location.~~](#)

[20.27.060 ~~Site requirements~~ Design and development guidelines.](#)

[20.27.070 ~~Public right-of-way~~ Design and development guidelines.](#)

[20.27.080 Landscaping, buffering, fencing, and solid waste receptacles.](#)

[20.27.090 Off-street parking.](#)

[20.27.100 Height.](#)

[20.27.110 Site plan review.](#)

[20.27.120 Performance standards.](#)

[20.27.130 Addition of dwelling units in existing buildings.](#)

[20.27.140 Development review.](#)

20.27.010 Intent.

It is the intent of this chapter to:

- A. Permit, in designated areas, commercial uses and activities;
- B. Limit location of general commercial areas to sites having safe and efficient access to major transportation routes;
- C. Identify the types of commercial uses appropriate or acceptable in the general commercial district;
- D. Provide development standards to enhance the efficient operation of these districts; and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.27.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.

- [1. Residential uses allowed when located above the first floor.](#)
- [2. Residential uses are allowed on the first floor, if the building:](#)
 - [\(a\) has more than fifteen dwelling units, and](#)
 - [\(b\) is not located on a minor or major collector or an arterial roadway.](#)

- B. Other or Related Uses Permitted.

- 1. Home occupations as provided in Chapter [20.69](#) CMC;

2. Signs. See Chapter [18.24](#) CMC;
 3. Hotels/Motels. A hotel/motel is an establishment that provides lodging paid on a short-term basis. The maximum time any person may stay at a hotel/motel shall be thirty consecutive days;
 4. Wireless communication facilities on existing structures, with the intent to make them stealth facilities, which are not noticeable to a degree greater than the structure to which they are attached; or new stealth facilities which are camouflaged into their surroundings;
 5. Adult entertainment business uses within the city limits which comply with Chapter [5.44](#) CMC.
- C. Conditional uses as provided in Chapter [20.67](#) CMC.

1. Addition of dwelling units in existing buildings, in accordance with CMC 20.27.130.

D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and/or the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the Centralia comprehensive plan;

2. The criteria for such finding of similarity shall include, but not be limited to, the following:

- a. The proposed use is appropriate in this area;
- b. The development standards for permitted uses can be met by the proposed use;
- c. The public need is served by the proposed use. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2374 § 5, 2016; Ord. 2346 § 8, 2015: Ord. 2209 § 2 (part), 2008: Ord. 2190 § 2, 2007: Ord. 2094 § 2, 2002: Ord. 2024 § 1 (part), 1999).

20.27.030 Prohibited uses.

Uses other than those identified or described in CMC 20.27.020 are prohibited, including but not limited to:

A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would exceed the acceptable limits established by competent and recognized public and quasi-public agencies;

B. Wireless communication facilities, and other uses other than those identified or described in CMC [20.27.020](#), are prohibited. (Ord. 2346 § 9, 2015: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.27.040 Environmental performance standards.

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC.
- B. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.27.050 ~~Building location:~~ Site area.

The size and shape of sites shall be as follows:

- A. There is no minimum size of any parcel to be developed in this district.
- B. Maximum building coverage (building and impervious area shall be eighty-five percent.

20.27.060 Site requirements

Minimum site requirements shall be as follows:

- A. Lot area: no minimum;
- B. Lot width: no minimum;
- C. Front yard setback: twenty feet;
- D. Rear yard setback: fifteen feet or as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 25-foot landscaped buffer is required.
- E. Side yard setback: as currently required by the building code as adopted by the city of Centralia; unless the adjacent use is residential then a 10-foot landscaped buffer is required as per CMC 20.50.
- F. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes;
- G. Corner yard setback: fifteen feet; and
- H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

Location of buildings or structures on site, if adjacent parcels are in same zoning district or in another commercial or industrial district, shall be as follows:

- A. Setbacks from side property lines: ten feet;
- B. Setbacks from rear property lines: fifteen feet;
- C. Setbacks from front property lines shall be in accordance with CMC 20.72.050;
- D. Setbacks from corner property lines: fifteen feet. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999);

20.27.060 ~~Design and development guidelines:~~

Developments shall comply with the requirements of CMC 18.10.030, Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999);

20.27.070 ~~Public right-of-way:~~

Setbacks from public right-of-way shall comply with the requirements of Chapter 20.72 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

~~20.27.080 Landscaping, buffering, fencing, and solid waste receptacles:~~

~~Landscaping shall be provided in accordance with Chapter 20.50 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999. Formerly 20.27.110).~~

~~20.27.090 Off-street parking:~~

~~Off-street parking shall be provided in accordance with Chapter 20.72 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

~~20.27.100 Height:~~

~~Maximum height of buildings shall be eighty feet or eight stories. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

~~20.27.110 Site plan review:~~

~~Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas in accordance with Chapter 20.84 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).~~

20.28.070 Design and development guidelines.

Developments shall comply with the requirements of CMC 18.10.030, Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.28.080 Off-street parking.

Off-street parking shall be provided in accordance with Chapter 20.72 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.28.090 Height.

The maximum height of buildings shall be eighty feet.

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the C-1 zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the C-1 zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the C-1 zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.27.100 Landscaping, buffering, fencing and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter 20.50 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.27.110 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas in accordance with Chapter 20.84 CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.27.120 Performance standards.

A. Intent. The following standards are intended to enhance the appearance of buildings and promote a high quality of design in order to protect the public health, safety and welfare. The intent of these standards is to:

1. Encourage greater design compatibility with surrounding areas and establish a precedent for high quality design in areas with no established character;
2. Achieve greater architectural variation and interest through standards for the design of roofs, exterior walls and the use of exterior finish materials;
3. Encourage greater architectural cohesiveness and compatibility within a new development of multiple buildings; and
4. Reduce the negative visual impact of features and site improvements such as mechanical equipment.

B. Urban Design. It is intended that these standards apply to the primary facade of the building and to all sides of the building that may be visible from the public rights-of-way or adjacent businesses or residential neighborhoods. The design character of a building should be compatible (share similar features such as color, scale, massing, height and materials) with adjacent buildings but is encouraged to have features or characteristics that are different.

1. Building Design. All building sides facing public streets shall incorporate a substantive use of building elements, as approved by the city, to achieve a distinctive character. A recognizable base treatment of the wall consisting of thicker walls, ledges or sills using integrally textured and colored materials such as stone, masonry, or a decorative concrete or some other architectural feature that breaks up the exterior horizontal and vertical mass of the wall. Building materials such as brick, stone, concrete, tile, steel, wood, and metal are required.
2. The climate in Centralia is such that in the summer months shade is preferred, and in the winter months protection from the rain and wind is necessary. Therefore, at least thirty percent of the horizontal length of the front walkway or facade shall be covered with awnings, porticos, arcades, or some other architectural feature or treatment which adds definition to the building openings, walkways or entrances.

3. Building Colors. Colors for buildings and other elements shall be medium to dark earth tones. Accent colors used to call attention to a particular feature or portion of a building, or to form a particular pattern, shall be compatible with predominant building base colors and may be incorporated using such elements as shutters, building trim and awnings and shall cover no more than five percent of a building facade.

4. Architectural and building materials review will be critical in this district to ensure that new, reoccupied or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas.

5. New and/or extensively remodeled buildings (over fifty percent of the taxable value based on the most recent Lewis County PATS system) will be required to conform to these requirements and performance standards. (Ord. 2467 § 3, 2021; Ord. 2417 § 1, 2018).

20.27.130 Addition of dwelling units in existing buildings.

A. Existing buildings, or portions thereof, may be converted to residential uses or altered to have additional dwelling units pursuant to the requirements of this section.

B. Existing buildings that are converted to residential uses or have dwelling units added shall:

1. Retain all existing off-street parking spaces that existed prior to the addition of the dwelling units. No additional off-street parking spaces are required for the new or additional dwelling units;

2. Comply with all design standard requirements that are generally applicable to all residential uses within the underlying zoning district, including but not limited to setbacks, lot coverage, and floor area ratio requirements;

3. Comply with all exterior design and architectural requirements that are necessary for the health and safety of the use of the interior of the building or to preserve character-defining streetscapes;

4. Retain ground floor commercial uses if the building is located along a major pedestrian corridor. Only permitted or conditional commercial uses listed in Chapter 20.11 CMC are allowed on the ground floor;

5. Meet all requirements of the adopted energy code for those portions of the building that are converted to new dwelling units; and

6. Meet all building, fire, and life safety codes adopted by the city.

C. Existing buildings may have additional dwelling units at a density of up to fifty percent more than what is allowed in the underlying zoning district if the following requirements are met:

1. The existing building is located within a zoning district that permits multifamily housing;

2. The additional dwelling units are constructed entirely within the existing building envelope;

3. All portions of the building, including existing nonresidential uses, existing dwelling units, and the additional dwelling units, meet all of the requirements of the adopted building codes; and

4. The building complies with, or is brought into compliance with, all fire and life safety codes adopted by the city.

D. Existing buildings that add emergency housing or transitional housing dwelling units shall meet all of the requirements of Chapter 20.62 CMC.

E. Existing buildings that are nonconforming due to off-street parking requirements, height, setbacks, elevator size, or modulation may be prohibited from adding new or additional dwelling units if the city makes written findings that the nonconformities cause a significant detriment to the surrounding area.

F. The hearing examiner shall not impose conditions on the addition of dwelling units in existing buildings that exceed the regulatory limits found in RCW 35A.21.440.

20.27.140 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

Chapter 20.28 C-2 HIGHWAY COMMERCIAL DISTRICT

Sections:

- [20.28.010 Intent.](#)
- [20.28.020 Permitted uses.](#)
- [20.28.030 Prohibited uses.](#)
- [20.28.040 Environmental performance standards.](#)
- [20.28.050 Site area.](#)
- [20.28.060 Building location.](#)
- [20.28.070 Design and development guidelines.](#)
- [20.28.080 Off-street parking.](#)
- [20.28.090 Height.](#)
- [20.28.100 Landscaping, buffering, fencing and solid waste receptacles.](#)
- [20.28.110 Site plan review.](#)
- [20.28.120 Performance standards.](#)
- [20.28.130 Addition of dwelling units in existing buildings.](#)
- [20.28.140 Development review.](#)

20.28.010 Intent.

It is the intent of this district to:

- A. Provide a park-like setting for commercial uses and to provide attractive entranceway to the city;
- B. Permit commercial uses and activities which depend more heavily on convenient vehicular access than pedestrian access;
- C. Limit location to sites having safe and efficient access to major transportation routes;
- D. Identify the types of commercial uses appropriate or acceptable in the highway commercial district;
- E. Provide development standards to enhance the efficient operation of these districts; and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.28.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.
 - [1. Residential uses allowed when located above the first floor.](#)
- B. Other or Related Uses Permitted.
 - 1. Home occupations, as provided in Chapter [20.69](#) CMC;
 - 2. Signs. See Chapter [18.24](#) CMC; and
 - 3. Temporary seasonal produce stands.
- C. Conditional uses as provided in Chapter [20.11](#) CMC, Chapter [20.67](#) CMC, and the following:
 - 1. Addition of dwelling units in existing buildings, in accordance with CMC [20.28.130](#).
- D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the comprehensive plan.
2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in the area surrounding the site;
 - b. The development standards for permitted uses can be met by the proposed use; and
 - c. The public need is served by the proposed use. (Ord. 2553 § 6, 2024; Ord. 2445 § 2 (Exh. A) (part), 2020; Ord. 2734 § 6, 2016; Ord. 2248 § 1, 2010; Ord. 2209 § 2 (part), 2008; Ord. 2190 § 3, 2007; Ord. 2024 § 1 (part), 1999).

20.28.030 Prohibited uses.

Uses other than those identified or described in CMC [20.28.020](#) are prohibited, including, but not limited to:

- A. Autowrecking yards including junk, scrap metal and other material salvage operations including recycling centers;
- B. Storage of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in this district. (Ord. 2395 § 12, 2017; Ord. 2248 § 2, 2010; Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.28.040 Environmental performance standards.

- A. 1. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC.
2. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.

B. An environmental impact assessment shall be made by the site plan review committee in accordance with the procedures contained in Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.28.050 Site area.

The size and shape of sites shall be as follows:

- A. Minimum size of any parcel to be developed in this district shall be fifteen thousand square feet.
- B. Maximum building coverage shall be forty percent. (Ord. 2209 § 2 (part), 2008; Ord. 2024 § 1 (part), 1999).

20.28.060 Site requirements ~~Building location~~.

Minimum site requirements shall be as follows:

- A. Lot area: no minimum;
- B. Lot width: no minimum;

- C. Front yard setback: twenty feet;
- D. Rear yard setback: twenty-five feet;
- E. Side yard setback: ten feet;
- F. Corner yard setback: fifteen feet;
- G. Relationship to adjacent parcels in the same classification: setbacks between buildings in separate ownership are exempt from the side and rear setback requirements cited in this section, but shall comply with the setback and spacing requirements of the fire and building codes; and
- H. All buildings shall meet the Centralia sight visibility requirements listed in the Design and Development Guidelines.

~~Location of buildings or structures on site, if adjacent parcels are in same zoning district or in another commercial or industrial district, shall be as follows (refer to CMC 20.28.100 for the amount of setback landscaping required):~~

- ~~A. Setbacks from side property lines: ten feet;~~
- ~~B. Setbacks from rear property lines: fifteen feet;~~
- ~~C. Setbacks from front property lines: fifteen feet;~~
- ~~D. Setbacks from corner property lines: fifteen feet. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999):~~

20.28.070 Design and development guidelines.

Developments shall comply with the requirements of CMC [18.10.030](#), Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.28.080 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.28.090 Height.

The maximum height of buildings shall be eighty feet. (Ord. 2547 § 2, 2024; Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

- A. To prevent detrimental effects on the surrounding properties the maximum building height shall be the same as that of the abutting zone within a distance of the same number of feet from the property line. Farther from the property line, height may increase by two feet for every additional one foot that a structure is set back from the property line to a maximum height of 80 feet. (For example, where the C-2 zone abuts a residential zone with a maximum height of 40 feet, the maximum height in the C-2 zone would be 40 feet for the first 40 feet from the property line. The maximum height would increase by two feet for every additional one foot the structure or portion of the structure is removed from the property line to a maximum of 80 feet.) Where the C-2 zone abuts more than one zoning district, the maximum height shall be the lowest of those of the abutting zoning districts.

20.28.100 Landscaping, buffering, fencing and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter [20.50](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.28.110 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas in accordance with Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

20.28.120 Performance standards.

A. Intent. The following standards are intended to enhance the appearance of buildings and promote a high quality of design in order to protect the public health, safety and welfare. The intent of these standards is to:

1. Encourage greater design compatibility with surrounding areas and establish a precedent for high quality design in areas with no established character;
2. Achieve greater architectural variation and interest through standards for the design of roofs, exterior walls and the use of exterior finish materials;
3. Encourage greater architectural cohesiveness and compatibility within a new development of multiple buildings; and
4. Reduce the negative visual impact of features and site improvements such as mechanical equipment.

B. Urban Design. It is intended that these standards apply to the primary facade of the building and to all sides of the building that may be visible from the public rights-of-way or adjacent businesses or residential neighborhoods. The design character of a building should be compatible (share similar features such as color, scale, massing, height and materials) with adjacent buildings but is encouraged to have features or characteristics that are different.

1. Building Design. All building sides facing public streets shall incorporate a substantive use of building elements, as approved by the city, to achieve a distinctive character. A recognizable base treatment of the wall consisting of thicker walls, ledges or sills using integrally textured and colored materials such as stone, masonry, or a decorative concrete or some other architectural feature that breaks up the exterior horizontal and vertical mass of the wall. Building materials such as brick, stone, concrete, tile, steel, wood, and metal are required.
2. The climate in Centralia is such that in the summer months shade is preferred, and in the winter months protection from the rain and wind is necessary. Therefore, at least thirty percent of the horizontal length of the front walkway or facade shall be covered with awnings, porticos, arcades, or some other architectural feature or treatment which adds definition to the building openings, walkways or entrances.
3. Building Colors. Colors for buildings and other elements shall be medium to dark earth tones. Accent colors used to call attention to a particular feature or portion of a building, or to form a particular pattern, shall be compatible with predominant building base colors and may be incorporated using such elements as shutters, building trim and awnings and shall cover no more than five percent of a building facade.

4. Architectural and building materials review will be critical in this district to ensure that new, reoccupied or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas.
5. New and/or extensively remodeled buildings (over fifty percent of the taxable value based on the most recent Lewis County PATS system) will be required to conform to these requirements and performance standards. (Ord. 2467 § 3, 2021; Ord. 2417 § 1, 2018).

20.28.130 Addition of dwelling units in existing buildings.

- A. Existing buildings, or portions thereof, may be converted to residential uses or altered to have additional dwelling units pursuant to the requirements of this section.
- B. Existing buildings that are converted to residential uses or have dwelling units added shall:
 1. Retain all existing off-street parking spaces that existed prior to the addition of the dwelling units. No additional off-street parking spaces are required for the new or additional dwelling units;
 2. Comply with all design standard requirements that are generally applicable to all residential uses within the underlying zoning district, including but not limited to setbacks, lot coverage, and floor area ratio requirements;
 3. Comply with all exterior design and architectural requirements that are necessary for the health and safety of the use of the interior of the building or to preserve character-defining streetscapes;
 4. Retain ground floor commercial uses if the building is located along a major pedestrian corridor. Only permitted or conditional commercial uses listed in Chapter [20.11](#) CMC are allowed on the ground floor;
 5. Meet all requirements of the adopted energy code for those portions of the building that are converted to new dwelling units; and
 6. Meet all building, fire, and life safety codes adopted by the city.
- C. Existing buildings may have additional dwelling units at a density of up to fifty percent more than what is allowed in the underlying zoning district if the following requirements are met:
 1. The existing building is located within a zoning district that permits multifamily housing;
 2. The additional dwelling units are constructed entirely within the existing building envelope;
 3. All portions of the building, including existing nonresidential uses, existing dwelling units, and the additional dwelling units, meet all of the requirements of the adopted building codes; and
 4. The building complies with, or is brought into compliance with, all fire and life safety codes adopted by the city.
- D. Existing buildings that add emergency housing or transitional housing dwelling units shall meet all of the requirements of Chapter [20.62](#) CMC.
- E. Existing buildings that are nonconforming due to off-street parking requirements, height, setbacks, elevator size, or modulation may be prohibited from adding new or additional dwelling units if the city makes written findings that the nonconformities cause a significant detriment to the surrounding area.
- F. The hearing examiner shall not impose conditions on the addition of dwelling units in existing buildings that exceed the regulatory limits found in RCW [35A.21.440](#). (Ord. 2553 § 7, 2024).

20.28.140 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

Chapter 20.24 C-3 CORE COMMERCIAL DISTRICT

Sections:

- [20.24.010 Intent.](#)
- [20.24.020 Permitted uses.](#)
- [20.24.030 Prohibited uses.](#)
- [20.24.040 Development standards.](#)
- [20.24.050 Environmental performance standards.](#)
- [20.24.055 Building location.](#)
- [20.24.057 Accessory buildings.](#)
- [20.24.060 Adjacent areas.](#)
- [20.24.070 Design and development guidelines.](#)
- [20.24.080 Off-street parking.](#)
- [20.24.090 Height.](#)
- [20.24.100 Individual lots required.](#)
- [20.24.110 Performance standards.](#)
- [20.24.120 Design review.](#)
- [20.24.130 Site plan review.](#)
- [20.24.140 Development review.](#)
- [20.24.150 Addition of dwelling units in existing buildings.](#)

Prior legislation: Ord. 2024.

20.24.010 Intent.

The intent of this chapter is to establish and promote a vibrant core commercial area that provides basic products and services to the surrounding residential and business community, while maintaining the cultural and historic nature of downtown Centralia. This chapter will:

- A. Encourage and permit the development of a core area (or areas) of commercial uses which serve a wide geographic market area with a broad and diverse range of goods and services;
- B. Limit location of such core area(s) to sites having safe and efficient access to major transportation routes, and limit uses to those types which depend on and encourage pedestrian and multimodal transportation uses for most successful operation;
- C. Provide for development standards which will enhance the efficient operation of the area(s), and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics;
- D. Limit development to those which preserve or enhance the historic character within the district;
- E. Promote uses that create or support hospitality services. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.020 Permitted uses.

- A. Permitted as provided in Chapter [20.11](#) CMC.

B. Other or Related Uses Permitted.

1. Home occupations as provided in Chapter [20.69](#) CMC;
2. Signs as provided in Chapter [18.24](#) CMC;
3. Residential uses when located above the first floor, provided they meet the performance standards established in CMC [20.24.110](#);
4. Repealed by Ord. 2539;
5. Hotels/Motels. See CMC [20.06.510](#);
6. Wireless communication facilities on existing structures, with the intent to make them stealth facilities that are not noticeable to a degree greater than the structure to which they are attached; or new stealth facilities which are camouflaged into their surroundings.

C. Conditional Uses.

1. Residential uses on the first floor or ground floor, if the building:
 - (a) has more than fifteen dwelling units,
 - (b) is not located on a collector or arterial roadway, and
 - (c) meets the performance standards established in CMC [20.24.110](#);
2. Addition of dwelling units in existing buildings, in accordance with CMC 20.27.130.
- 2.3. Other conditional uses as provided in Chapter [20.67](#) CMC.

D. Similar or related permitted uses, and criteria for determination of similarity or relatedness, are as follows:

1. Uses similar to, or related to, those listed in subsection (A) of this section are permitted upon a finding of the community development director and the site plan review committee that a particular unlisted use does not conflict with the intent of this chapter or the policies of the comprehensive plan.
2. The criteria for such finding of similarity shall include, but not be limited to, the following:
 - a. The proposed use is appropriate in this area;
 - b. The development standards for permitted uses can be met by the proposed use; and
 - c. The public need is served by the proposed use. (Ord. 2539 § 18, 2023; Ord. 2445 § 2 (Exh. A) (part), 2020; Ord. 2374 § 4, 2016; Ord. 2346 § 7, 2015; Ord. 2309 § 1, 2013; Ord. 2209 § 2 (part), 2008; Ord. 2075 § 1 (part), 2001).

20.24.030 Prohibited uses.

Uses other than those identified or described in CMC 20.24.020 are prohibited, including but not limited to:

A. All uses or activities which would require extraordinary equipment, devices or technology for the control of odors, dust, fumes, smoke, noise or other wastes and/or byproducts which, if uncontrolled, would exceed the acceptable limits established by competent and recognized public and quasi-public agencies;

B. Sexually explicit adult entertainment and other uses other than those identified or described in CMC [20.24.020](#) are prohibited. (Ord. 2209 § 2 (part), 2008; Ord. 2075 § 1 (part), 2001).

20.24.040 Development standards.

- A. Development standards shall take into account both the environmental impact of the proposed use and the design standards of this chapter.
- B. Permitted uses as well as similar or related uses shall comply with the standards of this land use district.
- C. Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with a historic downtown. Frequent store entrances, large window areas, and awnings will be strongly encouraged. Blank facades, large-scale single-use buildings, reflective glass, and other similar features will be strongly discouraged. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.050 Environmental performance standards.

- A. 1. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide such evidence and technical data as the enforcing officer may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter [20.57](#) CMC.
 - 2. Failure of the enforcing officer to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with the environmental performance standards of this title.
- B. An environmental impact assessment shall be made by the site plan review committee in accordance with the procedures contained in Chapter [20.84](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.055 Building location.

- A. Minimum lot area and dimensions: no limitations.
- B. Minimum front, rear, and side setbacks: no limitations, provided any construction or additions are in compliance with current building code standards. Maximum front and street side setbacks: ten feet. (Ord. 2539 § 19, 2023; Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.057 Accessory buildings.

- A. Accessory building setbacks shall be a minimum of five feet from rear and interior side property lines, ten feet from a street side street, and shall be located behind the primary building.
- B. Accessory building height is twenty-four feet measured to the peak or highest point of the roof.

20.24.060 Adjacent areas.

Parcels or lots which share a common boundary with properties in a residential or open space/institutional district shall provide a ten-foot strip for the landscaping along the common boundary. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.070 Design and development guidelines.

Developments shall comply with the requirements of CMC [18.10.030](#), Design and Development Guidelines manual. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.080 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001). Developments with over eight residential units must provide parking at a rate of .5 stall per unit.

20.24.090 Height.

The minimum building height of a building is twenty-four feet and shall be at least two stories. The mMaximum height of buildings shall be ~~one hundred eighty~~ feet. (Ord. 2209 § 2 (part), 2008: Ord. 2192 § 1, 2007: Ord. 2075 § 1 (part), 2001).

20.24.100 Individual lots required.

Every building shall be located on its own lot, with the exception of accessory structures/buildings. Creation of a lot or lots shall meet all requirements of the subdivision and short plat code. (Ord. 2209 § 2 (part), 2008: Ord. 2075 § 1 (part), 2001).

20.24.110 Performance standards.

These standards are intended to foster the creation of an urban environment that accommodates growth and is compatible with the existing uses in the area.

A. Lighting. On-site lighting, including parking lot lighting and illuminated signs, shall be located, directed, or designed in a manner to prevent glare on adjacent properties and for the benefit of pedestrians. All lighting shall have similar design elements to other structures found in the downtown core.

B. Location of Service Areas. All loading docks and other service activities shall be located away from view of any public street and shall be off of the alley. Exceptions to this requirement may be approved through the site plan review process. If such activities are visible from a public street, a visual screening design approved by the city shall be required.

C. Urban Design. Designs for this area shall focus on the “historic character” of traditional downtowns, relating to the heritage of the early residents of the community. Colors shall be medium to dark earth tones and follow the character of the neighborhood.

1. Architectural Character and Materials.

a. A differentiated base shall be used to provide human scale design through change, contrast, and intricacy in facade form. Scaling elements such as insets and projections shall be used to break up flat or monotonous facades along with color and a change in materials.

b. The climate in the city is such that in the summer months, shade is preferred and in the winter months, protection from the rain and wind is necessary. By providing the pedestrian with a sidewalk that is enjoyable to use year-round, a pedestrian-oriented development is achieved. Therefore, the following will be encouraged:

i. Arcades;

ii. Awnings or marquees.

2. Entrance and Visual Access. The intent in this district is to encourage pedestrian activity between the public street/sidewalk and buildings. Sidewalks shall provide continuous, uninterrupted interest to the pedestrian by providing visual interest or amenities. The environment will benefit with increased pedestrian activity; this activity will only occur if opportunities are

provided that make walking to a destination a preferred and an enjoyable pursuit. The use of blank building facade walls is discouraged.

3. Minimum First Floor Glass. The first floor elevation of a building facing a street shall not have less than forty percent glass surfaces. All first floor glass shall be nonreflective. Display windows that are three-dimensional and are at least two feet deep are permitted and may be counted toward the forty percent glass requirement.

4. Provide at least one operable building entrance that faces a public street. Buildings that face multiple streets are only required to have one door on either street if the facades for both streets meet the forty percent glass requirement.

a. The maximum length of any blank wall uninterrupted by windows, doors, art, or architectural detailing at the first floor level shall be forty feet.

b. All building equipment and service areas, including on-grade and roof mechanical equipment and transformers, that are readily visible from the public right-of-way shall be screened from public view.

D. Public Amenities and Public Art. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the experience. A cohesive, unified lighting and amenity policy will help give the district its own distinctive identity. Therefore, all projects will be required to have public amenities and art that are subject to the following standards:

1. Sidewalks and street lamps installed in the public right-of-way shall be of the type specified in the city's design and development standards. All parking lot lights shall meet and match the city's standards.

2. Pedestrian amenities ~~such as park benches~~ will be required.

3. Public art (which may include artists' work integrated into the design of the building, and landscaping, sculpture, painting, murals, glass, mixed media, or work by artisans) that is accessible or directly viewable to the general public shall be included in all projects.

4. ~~All residential projects shall have open space.~~

5. Safe and efficient pedestrian circulation shall be a priority.

E. All buildings that contain dwelling units shall meet the following standards:

1. Natural light and ventilation shall be provided in each individual dwelling unit as well as common areas such as hallways.

2. Each dwelling unit shall contain a bathroom and kitchen area.

3. ~~In existing buildings being converted to residential housing through either an alteration, remodel, or conversion, a minimum of twenty-five percent of the entire building square footage shall be used for commercial purposes or as common space for tenants.~~

a. The commercial use or common space shall be located along the first floor building frontage.

b. Windows and entrances shall conform to the performance standards found in subsections (C)(2), (C)(3), and (C)(4) of this section.

- c. Windows may not in any way be curtained or shuttered on either the interior or exterior. They must allow for observation from the outside.

F. A modification to the urban design provisions of this section may be granted by the site plan review committee after a recommendation from the historic preservation committee (if located in a historic district) and the planning commission. (Ord. 2539 § 20, 2023; Ord. 2467 § 2, 2021; Ord. 2309 § 2, 2013; Ord. 2209 § 2 (part), 2008).

20.24.120 Design review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas in accordance with Chapters 20.02 and 20.84 CMC with recommendations from the historic preservation committee (if located in a historic district) and the planning commission. (Ord. 2209 § 2 (part), 2008).

20.24.130 Site plan review.

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining industrial, commercial, and residential uses areas in accordance with Chapter 20.84 CMC.

20.24.140 Development review.

Prior to issuance of a building permit, the Centralia site plan review committee shall review proposed development to assure consistency with applicable city and state building codes, fire codes, utility construction standards and transportation standards. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

20.24.150 Addition of dwelling units in existing buildings.

A. Existing buildings, or portions thereof, may be converted to residential uses or altered to have additional dwelling units pursuant to the requirements of this section.

B. Existing buildings that are converted to residential uses or have dwelling units added shall:

1. Retain all existing off-street parking spaces that existed prior to the addition of the dwelling units. No additional off-street parking spaces are required for the new or additional dwelling units;
2. Comply with all design standard requirements that are generally applicable to all residential uses within the underlying zoning district, including but not limited to setbacks, lot coverage, and floor area ratio requirements;
3. Comply with all exterior design and architectural requirements that are necessary for the health and safety of the use of the interior of the building or to preserve character-defining streetscapes;
4. Retain ground floor commercial uses if the building is located along a major pedestrian corridor. Only permitted or conditional commercial uses listed in Chapter 20.11 CMC are allowed on the ground floor;
5. Meet all requirements of the adopted energy code for those portions of the building that are converted to new dwelling units; and
6. Meet all building, fire, and life safety codes adopted by the city.

C. Existing buildings may have additional dwelling units at a density of up to fifty percent more than what is allowed in the underlying zoning district if the following requirements are met:

1. The existing building is located within a zoning district that permits multifamily housing;
2. The additional dwelling units are constructed entirely within the existing building envelope;
3. All portions of the building, including existing nonresidential uses, existing dwelling units, and the additional dwelling units, meet all of the requirements of the adopted building codes; and
4. The building complies with, or is brought into compliance with, all fire and life safety codes adopted by the city.

D. Existing buildings that add emergency housing or transitional housing dwelling units shall meet all of the requirements of Chapter 20.62 CMC.

E. Existing buildings that are nonconforming due to off-street parking requirements, height, setbacks, elevator size, or modulation may be prohibited from adding new or additional dwelling units if the city makes written findings that the nonconformities cause a significant detriment to the surrounding area.

F. The hearing examiner shall not impose conditions on the addition of dwelling units in existing buildings that exceed the regulatory limits found in RCW 35A.21.440.

Chapter 17.01 OPEN BURNING, RECREATIONAL FIRES, BURN RESTRICTIONS AND BURN BANS

Sections:

[17.01.010 Open burning, recreational fires, burn restrictions and burn bans.](#)

17.01.010 Open burning, recreational fires, burn restrictions and burn bans.

A. Open Burning.

1. Open burning is prohibited within the city limits of Centralia.
2. Open burning is the destructive burning of materials wherein products of combustion are emitted directly into the ambient air without passing through a stack or chimney from an enclosed chamber. Open burning does not include recreational fires or use of portable outdoor fireplaces when conducted or used in accordance with this chapter.
3. Open burning does not include road flares or similar devices associated with traffic safety, open flames used in occupational processes or operations specifically authorized by the fire code official.

B. Recreational Fires.

1. A recreational fire is an outdoor fire, burning materials other than rubbish, where the fuel being burned is clean, combustible solid wood fuels, firewood (defined as bare, untreated wood, not dimensional lumber) in an outdoor fireplace, portable outdoor fireplace, barbeque grill or barbeque pit and has a total fuel area of three feet (nine hundred fourteen millimeters) or less in diameter and two feet (six hundred ten millimeters) or less in height for recreational cooking, warmth or similar purposes.
2. A portable, outdoor, solid-fuel-burning fireplace may be constructed of steel, concrete, clay or other noncombustible material and is designed to be readily transported for recreational use.
3. Recreational fires are authorized within the city limits, except during times of a declared burn ban.
4. Recreational fires and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. A garden hose or other suitable method of extinguishment shall be readily available.

C. Burn Restrictions.

1. During periods of inclement weather conditions, recreational fires and use of portable outdoor fireplaces may be restricted until such conditions improve. Examples of inclement weather conditions include extended periods of dry weather and low humidity levels or atmospheric stagnation.
2. Burn restrictions will be declared by the RFA in conjunction with regional partners.

D. Burn Ban.

1. A burn ban may be declared by the RFA in extremely dry, low humidity conditions. A burn ban prohibits all burning including recreational fires.

2. Determination of such conditions that warrant a burn ban will be made in a collective effort by the RFA, in conjunction with regional partners, using scientific analysis of fuel moisture and atmospheric conditions.

E. Burn Ban Declared.

1. When a burn ban has been declared by the RFA, the city manager of the city of Centralia shall sign a “burn ban declaration,” as prepared by the city attorney. The ban shall take effect immediately upon signature of the declaration.
2. Once the declaration is signed, the city clerk shall notify the local public media of the ban via a press release.
3. The declaration shall be ratified by resolution at the next regularly scheduled meeting of the city council.

F. Extinguishment Authority. The RFA shall have the authority during times of burn restrictions and burn bans to order the extinguishment of unlawful fires, including but not limited to recreational fires.

G. Violations and Penalties

1. Violations of this code and associated penalties are adopted under CMC [18.04.040](#)(H).
2. CMC [18.04.040](#)(H) is restated for the purpose of information and education:

Violations—Civil Infraction—Misdemeanor—Gross Misdemeanor.

1. Any person, firm or corporation who knowingly violates or fails to comply with any term or provision of this chapter shall be deemed to have committed the following:

- a. First Offense. Constitutes a Class 1 civil infraction with the maximum assessment not to exceed the amount of two hundred fifty dollars, not including statutory assessments.
- b. Second Offense. Constitutes a misdemeanor and, if found guilty, shall be subject to a fine not to exceed one thousand dollars, plus costs and assessments, and/or imprisonment not to exceed ninety days or to both such fine and imprisonment. A second offense shall mean a violation of this chapter which is committed at the same location by the same individual within one calendar year of the first offense.
- c. Third or Subsequent Offenses. Constitutes a gross misdemeanor and, if found guilty, shall be subject to a fine not to exceed five thousand dollars, plus costs and assessments, and/or imprisonment not to exceed three hundred and sixty-five days or both such fine and imprisonment. A third or subsequent offense shall mean a violation of this chapter which is committed at the same location by the same individual within one calendar year of the first offense.

(Ord. 2433 § 1, 2019).

LAND USE TABLE - CMC 20.11

DRAFT 6/12/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	<u>R-2A</u>	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	<u>PMP</u>	<u>PF</u>	POS
Residential Uses																		
Single-family dwelling	P	<u>P</u>	P	P	P	N	N	N	P	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Duplex, twinhome	N	<u>N</u>	P	P	P	N	N	N	P	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Triplex	N	<u>N</u>	N	P	P	P	P	N	P	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Fourplex	N	<u>N</u>	N	P	P	P	P	N	P	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Multiple-family dwelling	N	<u>N</u>	N	N	N	P	P	N	P	N	CUP	N	CUP	N	N	<u>N</u>	<u>N</u>	N
Planned unit development (PUD)	N	<u>N</u>	P	P	P	P	P	N	P	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Townhouse development	N	<u>N</u>	P	P	P	P	P	N	P	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Accessory dwelling unit (ADU)	P	<u>P</u>	P	P	P	P	P	N	P	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Caretaker—Residential uses as an incidental use to the permitted principal use	N	<u>N</u>	N	N	N	N	N	P	N	N	P	N	P	P	P	<u>P</u>	<u>N</u>	P
<u>Manufactured home (double-wide or larger)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
<u>Manufactured home (single-wide) not in manufactured home park</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Mobile home/manufactured home park	N	<u>N</u>	P	N	N	P	P	N	N	N	N	N	N	N	N	<u>N</u>	<u>N</u>	N
Accessory building	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	P
Home occupations	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	N
Playhouses, patios, porches, gazebos, swimming pools, etc.	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>N</u>	<u>P</u>	P
<u>Recreational vehicle, camping trailer, tent trailer, tiny home, park model, modular home, mobile home, tent, yurt or any other type of housing not built to the international building codes)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Residential Facilities																		
Adult family home with 8 or fewer residents	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>N</u>
Assisted living facility	CUP	<u>CUP</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	N	N	<u>N</u>	<u>N</u>	N
Bed and breakfasts	CUP	<u>CUP</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	N	<u>N</u>	<u>N</u>	N
Boarding houses, hostel, etc.	CUP	<u>CUP</u>	CUP	CUP	CUP	P	P	N	CUP	N	N	N	N	CUP	N	<u>N</u>	<u>N</u>	N
Co-living housing (SB 1998) R:8, R:15, R:20; LBD, C-3																		
<u>Condominiums (With Binding Site Plan or Plat)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>

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Zoning Districts	R-5A	<u>R-2A</u>	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	<u>PMP</u>	<u>PF</u>	POS
<u>Cottage Housing Development (With Binding Site Plan or Plat)</u>																		
Dormitory for students	N	<u>N</u>	N	N	N	CUP	CUP	N	N	N	N	N	N	P	N	<u>N</u>	<u>P</u>	<u>P,N</u>
Emergency housing/homeless housing with 6 or fewer residents (indoors only)	P	<u>P</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	<u>N</u>	<u>P</u>	<u>P,N</u>
Emergency housing/homeless housing—7+ residents (indoors only)	N	<u>N</u>	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	P	P	<u>N</u>	<u>P</u>	<u>P,N</u>
Emergency shelter for homeless housing (indoors only)	N	<u>N</u>	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	P	P	<u>N</u>	<u>P</u>	<u>P,N</u>
Emergency shelter for domestic violence for less than 10 occupants	P	<u>P</u>	P	P	P	P	P	N	N	P	P	P	P	P	P	<u>N</u>	<u>P</u>	N
Emergency shelter for domestic violence for 10 or more occupants	CUP	<u>CUP</u>	CUP	CUP	CUP	CUP	CUP	N	CUP	P	P	P	P	P	P	<u>N</u>	<u>P</u>	N
Enhanced services facility	N	<u>N</u>	N	N	N	N	N	CUP	N	N	N	N	N	CUP	CUP	<u>N</u>	<u>CUP</u>	N
Foster home (<u>with 7 or more children</u>)	P	<u>P</u>	P	P	P	P	P	N	N	N	N	N	N	N	N	<u>N</u>	<u>CUP</u>	N
Nursing home/convalescent care facility/long-term care facility	CUP	<u>CUP</u>	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N	CUP	N	N	<u>N</u>	<u>CUP</u>	N
Permanent supportive housing	P	<u>P</u>	P	P	P	P	P	N	P	P	P	P	P	P	P	<u>N</u>	<u>CUP</u>	N
Residential treatment facility	N	<u>N</u>	N	N	N	N	N	CUP	N	N	CUP	N	N	CUP	N	<u>N</u>	<u>CUP</u>	N
Senior citizen centers	N	<u>N</u>	N	N	N	CUP	CUP	CUP	N	N	CUP	N	CUP	N	N	<u>N</u>	<u>CUP</u>	N
Transitional housing	P	<u>P</u>	P	P	P	P	P	N	P	P	P	P	P	P	P	<u>N</u>	<u>CUP</u>	N
Commercial and Industrial Uses																		
Adult entertainment business uses within the city limits which comply with Chapter 5.44 CMC	N	<u>N</u>	N	N	N	N	N	N	N	N	P	N	N	N	N	<u>N</u>	<u>N</u>	N
Animal clinics and animal hospitals	N	<u>N</u>	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	<u>P</u>	<u>N</u>	N
<u>Athletic fields (baseball, fastpitch, soccer, and other sports)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>
Automobile parking facilities or structures other than those specifically required in Chapter 20.72 CMC in connection with permitted uses	N	<u>N</u>	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	<u>P</u>	<u>CUP</u>	<u>P</u>
<u>Automotive or RV major repair including rebuilding of an engine, transmission, service maintenance, paint, powder coating, body work, etc. site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent uses or residential areas</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CUP</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>

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<u>Automotive or RV minor repair, provided, however, that site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent residential areas</u>	N	N	N	N	N	N	N	N	N	CUP	P	P	CUP	P	P	P	N	N
Automotive, <u>RV</u> , and trailer sales	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
<u>Automotive tire sales and storage (indoors only); no outdoor storage of tires</u>	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N
<u>Automotive towing, including secured storage of vehicles</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N	N
Automotive/vehicle gas or electric station <u>including a small retail store</u>	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N
<u>Automotive/RV wrecking yard</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	N
Brewery/distillery associated with a restaurant	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
<u>Campground or overnight stays or events (not an RV Park)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	N	N
Cemeteries (private or public)	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P
Child care/preschool with 6 or fewer children	P	P	P	P	P	P	P	P	P	CUP	P	N	P	N	N	P	N	N
Child care as a secondary use, home or business as the primary use	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	P
Child care/day care center or pre/nursery schools with 7 or more children	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	CUP	P	N	P	P	N		N	P
Churches	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	N	N	P N
College—Public and private and similar facilities	N	N	N	N	N	N	N	N	N	P	P	N	P	P	P	P	P	P N
Commercial recreation, such as personal amusement or recreation establishments, such as those featuring mechanical or electronic games; games of skill such as billiards, bowling, table tennis, etc.	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N	N
<u>Community center or senior center</u>	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	P	P
<u>Cryptocurrency Mining (high power user)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N

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Data Centers – SIZE CONSIDERATION -a data center is a centralized physical facility where an organization's computing equipment, storage, and networking infrastructure are housed. It provides a location to collect, process, store, and distribute data, supporting a wide range of applications and services. Average Size: 100,000 square feet and can be as big as 1.4 million sq. ft. Smaller data centers might operate within 5,000 to 10,000 square feet. Disadvantages: data centers energy hogs, but they also consume millions of gallons of water, create noise pollution and could increase prices for utility customers. Data centers consume millions of gallons of water every day both on-site for cooling and off-site for electricity generation. Types of Data Centers: 1. Enterprise Data Centers: These are owned and operated by a single organization, often located on their premises, and are optimized for their specific needs. 5,000+ sq ft; 2. Managed Services Data Centers: These are operated by a third-party provider, offering a range of services including infrastructure management, security, and monitoring, all managed by the provider; 3. Colocation Data Centers: Companies rent space and resources within a facility owned and operated by a third-party provider. The provider manages the infrastructure (building, cooling, power), while the customer manages their own servers and applications. 4. Cloud Data Centers: These are hosted by cloud service providers like Amazon Web Services (AWS), Microsoft Azure, or Google Cloud, offering a range of resources accessed remotely through the internet. 5. Edge Data Centers: These are smaller, distributed data centers located closer to end users, providing low-latency computing and data processing; 6. Hyperscale Data Centers: These are massive data centers designed to handle the huge data processing and storage needs of large companies, especially those in the cloud computing or big data sectors. 5-20,000 sq ft; 7. Micro Data Centers: These are smaller, more decentralized data centers, often used for disaster recovery or as smaller, standalone data centers. (modular, container data centers)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
Distributive business establishments, such as wholesaling or warehousing														P	P			N
Dry cleaning	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	N		N
Emergency medical centers	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	P	P,N
Entertainment uses, such as theaters	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N		N
Explosives—Storage, manufacture or sale of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in these districts	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	N

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Feed Lots, Livestock, Rendering or Meat Packing Plants	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fraternal organizations/lodges/private clubs	N	N	N	N	N	N	N	CUP	N	P	P	N	P	P	P	N	N	N
Funeral parlors, mortuaries, and crematoria	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	N
General Light Industrial – single industrial use (ITE 110)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
General merchandising and retailing	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
High-Cube Transload Warehouse and Short-Term Storage Warehouse - Short-term or distribution center, automated warehouse, storage and consolidation of manufactured goods prior to distribution of pallet loads to retail or other warehouses (e.g., U-Line) (ITE154) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
High-Cube Fulfillment Center Warehouse - Short-term, automated warehouse, direct distribution of ecommerce product to endusers (e.g., Amazon) (ITE155) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
High-Cube Parcel Hub Warehouse - Short-term, automated warehouse, typically serve as regional and local freight forwarder facilities for time sensitive shipments via air or ground (e.g., UPS, Fed Ex) (ITE156) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
High-Cube Cold Storage Warehouse - Short-term, automated warehouse, temperature controlled facilities for perishable products (Grocery distribution centers) (ITE157) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
High Tech Industry, Computer Assembly and Similar Type Uses	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Industrial Park Multiple industrial uses in a single area (ITE130)	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Hospitals	N	N	N	N	N	N	N	P	CUP	CUP	CUP	N	N	CUP	CUP	N	CUP	N
Hotels/motels, subject to the conditions found in Chapter 20.06 CMC.	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	CUP	N
Indoor shooting ranges (not the primary use)	N	N	N	N	N	N	N	N	N	N	CUP	N	CUP	P	P	P	N	CUP
Indoor shooting ranges (gun club only)	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P	P	N	CUP

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Kennels <u>(within city limits only)</u>	CUP	CUP	CUP	CUP	N	N	N	N	N	N	CUP	N	N	CUP	P	N	N	N
Landscaping/nursery businesses	CUP	CUP	CUP	CUP	N	N	N	N	N	P	P	P	P	P	P	N	N	N
Light industrial uses involving the manufacture, fabrication, assembly, repair and service of goods or products which can be performed with minimal adverse impact on, and pose no special hazard to, the environment and the community. Such uses may include mechanical, automotive, marine and contractors'/builders' equipment and supplies; the assembly of manufactured products and processing of materials such as sheet metal, cans, cable, cloth, paper, etc. <u>(ITE 110)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Live work units—Commercial located on the ground floor, residential units on upper floor(s)	N	N	N	N	N	N	N	N	P	N	P	N	P	P	P	N	N	N
<u>Manufacturing and Production - use for production of goods (ITE 140)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
<u>Marijuana—Retail, production, processing; subject to Chapter 20.65 CMC (only in the city limits)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	N	N
Medical offices, including, but not limited to: doctor, dentist, <u>instacare, medical clinic</u> , or other practitioner of healing arts, etc. WHY CUP IN RESIDENTIAL DISTRICTS?	CUP	CUP	CUP	CUP	CUP	N	N	P	P	P	P	P	P	P	P	P	N	N
Mini-storage and self-storage warehouses	N	N	N	N	N	N	N	N	N	N	CUP	N	N	P	P	P	N	N
<u>Mobile food vendor "food trucks or trailer" must leave site daily</u>	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P
<u>Mobile food vendor pod or court (two or more vendors placed for more than one day)</u>																		
Outdoor shooting ranges	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	N	CUP
<u>Parks and open space (moved to here)</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Park ancillary facilities, such as restrooms, community rental spaces, playgrounds, picnic shelters, batting cages, accessory buildings, parking lots, skateboard park, splash pads, swimming pool, water features, amphitheater, and food concessions</u>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Personal services, such as barber, beauty shops or bakeries, personal services instructional college	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N	N
Public and private transport/maintenance facilities	N	N	N	N	N	N	N	N	N	N	CUP	N	N	CUP	CUP	P	N	N

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<u>Recreation, exercise, or fitness facilities, such as weight lifting, gym, sports courts</u>	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	P	P
Recycling centers for the collection and temporary storage of materials; provided, that the storage collection operation is conducted within an enclosed building having a maximum gross floor area of 4,000 square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee. <u>Shall Must</u> be 100% indoors.	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	N
<u>Research and Development Center (ITE 760)</u>	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	P	P	P	N	N
Restaurants with a drive-through	N	N	N	N	N	N	N	N	P	P	P	P	CUP	P	P	P	N	N
Restaurants with no drive-through	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	N	N
Retail establishments, including, but not limited to, grocery stores, pharmacies, television and appliance, and small specialty shops	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	P	N	N
RV parks <u>(no tent camping if not associated with a specific RV)</u>	N	N	CUP	N	N	N	N	N	N	N	CUP	N	N	CUP	N	N	N	N
Schools <u>or educational facilities</u> —Public and private and similar facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N	N	P	P	P	P	P
<u>Short-term rentals, such as Airbnb, Vrbo, Vacasa, Evolve</u>	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	N
Skateboard facilities (indoor facility) <u>Private</u>	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	N	P	P
Small professional and business services, including, but not limited to, offices for real estate and security brokers, insurance, accountants, attorneys, engineers, etc.	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	P	N	N
<u>Small scale and walkable neighborhood commercial business serving nearby residents, such as convenience store, coffee shop, small specialty retail shop, barber or hair salon, or a cafe</u>	N	N	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	N	N	N
<u>Temporary building used for a business (not a permanent structure)</u>	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Temporary seasonal stands	N	N	N	N	N	N	N	N	P	P	P	P	P	P	N	N	N	N
<u>Tennis Courts (indoors or outdoors) not part of a park</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	CUP	P	P	N	N	P
Vehicle service stations, including minor vehicle repair and/or self service fueling stations; provided, however, that site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent residential areas (moved to automotive)	N	N	N	N	N	N	N	N	N	N	P	N	N	P	P	N	N	N

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Warehousing - Long term storage facility (ITE150) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N	N
Wireless telecommunication facilities or wireless communication facilities	CUP	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	P	N	P
Recycling collection center/salvage yard or wrecking yard including junk, scrap metal, and other material salvage operations including recycling centers. Does not include automotive or RVs. (Shall Must be 100% indoors)	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N	N
Public Facilities/Utilities/Essential Public Facilities (EPF)																		
Airports, landing strips, heliports or helipads, including waterborne craft (EPF)	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP N
Bus terminals, storage or maintenance facilities (EPF)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	N	CUP	CUP N
Electrical substations	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	P	P	P
Fairgrounds, rodeos, circuses, and similar events (fairgrounds only)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	PCUP
Government buildings or offices such as a city hall, fire stations, police stations, library, museum, community meeting or recreation halls, etc.	N	N	N	N	N	N	N	P	P	P	P	N	P	P	P	P	P	P
Municipal facilities required for local service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Opioid treatment programs (mobile and fixed-site medication units), recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, and community facilities (as defined in RCW 72.05.020) (EPF)																		
Parks and open space (moved)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Prisons, jails, and other correctional facilities including but not limited to: jails, juvenile detention facilities, prisons, prerelease facilities, sexual offender secure community transition facilities as defined in RCW 71.09.020, and work release facilities (EPF)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	CUP	N
Pumping, lift stations or similar regulatory appurtenances for the transmission or distribution of electricity, natural gas, water and sewage, oil or steam, and storage tanks for any of the preceding, including water towers	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	P	P	P
Radio, television or telephone stations, exchanges, transmitting, receiving or relay structures	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	P	P	P	P	PN

DRAFT 6/12/2025; Comprehensive Plan Designations	Rural Residential	Med. Density Rural Res.	Very Low Density Res.	Low Density Res.	Medium Density Res.	Med. High Density Res.	High Density Res.	Medical	Limited Business	Gateway Commercial	General Commercial	Highway Commercial	Core Commercial	Light Industrial	Heavy Industrial	Port Master Plan	Public Facilities	Parks and Open Space
Zoning Districts	R-5A	R-2A	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	PMP	PF	POS
Railroad terminals, switching facilities, maintenance or repair shops, and spurs	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	P	P	N	N
Regional transit authority facilities (as defined in RCW 81.112.020) (EPF)																		
Secure community transition facilities (as defined in RCW 71.09.020) (EPF)																		
Solid waste disposal facilities, including transfer stations, incinerators, and sanitary landfills (EPF)	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	N
Sporting events, facilities, arenas or stadiums	N	N	N	N	N	N	N	N	N	P	P	N	N	P	P	P	CUP	P
State education facilities (EPF)																		
State or regional transportation facilities (as defined in RCW 47.06.140) (EPF)																		
Trails (urban and nature)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P