



## PLANNING COMMISSION AGENDA

Thursday, September 11, 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 September 11, 2025.
- E. Approval of Planning Commission Meeting Minutes from August 14, 2025 (pgs. i-ii).  
Approval of Planning Commission Meeting Minutes from August 28, 2025 (pgs. iii-iv)
- 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: Norwegian Plat, 3417 and Harrison Avenue (pgs. 1-3).
- B. WORKSHOP: 2025 Proposed Amendments to the Development Regulations.
  - i. CMC 20.04 General Provisions (pgs. 4-16)
  - ii. CMC 20.06 Definitions (pgs. 17-38)
  - iii. CMC 20.21 Residential Zoning Districts (pgs. 39-50)
  - iv. CMC 20.45 PMP, Port Master Plan (pgs. 51-56)
  - v. CMC 20.50 Landscaping, Buffering, Fences and Solid Waste Receptacles (pgs. 57-64)
  - vi. CMC 20.72 Off-Street Parking and Loading (pgs. 65-80)

### **3. ADJOURN MEETING (CMC 2.16.130.J)**



## PLANNING COMMISSION MEETING MINUTES

Thursday, August 14, 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*

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

#### A. CALL TO ORDER

The meeting was called to order by Commissioner Canaday-Coumbs at 6:00 PM .

#### B. Roll Call

Present: Jackie Franks, Beth Sweeney, Bonnie Canaday-Coumbs, Chuck Kifer

Absent: Jakob McGhie, Sybil Kuhn, Holly Stidham

#### C. The Pledge of Allegiance was led by Commissioner Canaday-Coumbs.

#### D. Approval of Planning Commission Agenda

A MOTION was made by Commissioner Sweeney to approve the Planning Commission Agenda for August 14, 2025, as written. The motion was seconded by Commissioner Franks.

The motion carried the following vote: Aye: 4 Nay: 0

#### E. Approval of Planning Commission Meeting Minutes from July 10, 2025.

A MOTION was made by Commissioner Franks to approve the Planning Commission meeting minutes from July 10, 2025, as written. The motion was seconded by Commissioner Kifer.

The motion carried the following vote: Aye: 4 Nay: 0

#### F. Announcements, reports and comments: Commissioner Sweeney asked for information on Main Street plans for pedestrian safety. Patty Page, City Engineer, provided an update.

#### G. Public Comments not associated with agenda items: Daniel Clark, Davis Hill property owner, requested his property be removed from the UGA. Following discussion, the Commission elected to retain the prior recommendation to keep the property in the UGA. The Director and Commission recommended the property owner present the issue to City Council.

#### H. Presentations (if applicable): None.

#### I. Unfinished Business (if applicable): None.

### 2. NEW BUSINESS (CMC 2.16.130.1)

#### A. WORKSHOP: Conduct a workshop on proposed amendments to the Centralia Municipal Code Title 20:

a. CMC 20.04 General Provisions

b. CMC 20.06 Definitions

- c. CMC 20.11 Land Use Tables
- d. CMC 20.21 Residential Districts
- e. CMC 0.29 Gateway Commercial District

Emil Pierson, CD Director, presented all proposed amendments. Following discussion, the Director indicated revised drafts, along with new draft sections, will be presented at the next special meeting scheduled for August 28, 2025.

**3. ADJOURN MEETING (CMC 2.16.130 J.)**

Meeting was adjourned by Commissioner Canaday-Coumbs at 7:34 PM

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Bonnie Canaday-Coumbs, Commissioner

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Date



## PLANNING COMMISSION MEETING MINUTES

Thursday, August 28, 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*

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

#### A. CALL TO ORDER

The meeting was called to order by Chair McGhie at 6:00 PM .

#### B. Roll Call

Present: Jakob McGhie, Jackie Franks, Beth Sweeney, Bonnie Canaday-Coumbs, Chuck Kifer

Absent: Sybil Kuhn, Holly Stidham

#### C. The Pledge of Allegiance was led by Chair McGhie

#### D. Approval of Planning Commission Agenda

A MOTION was made by Commissioner Canaday-Coumbs to approve the Planning Commission Agenda for August 28, 2025, as written. The motion was seconded by Commissioner Franks . The motion carried the following vote:

Aye: 5      Nay: 0

#### E. Approval of Planning Commission Meeting Minutes from August 14, 2025.

A MOTION was made by staff to table this item to September 11, 2025. The motion was granted by Chair McGhie.

#### F. Announcements, reports and comments: Commissioner Kifer announced the Washington Lawn Cemetery work day will be on Tuesday, September 9, 2025. Anyone interested in participating should be at City Hall that morning at 8 AM.

#### 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. WORKSHOP: Conduct a workshop on Text Amendments for Title 20 Zoning:

i. CMC 20.04 General Provisions

ii. CMC 20.06 Definitions

iii. CMC 20.21 Residential Districts

iv. CMC 20.29 Gateway Commercial District

v. CMC 20.60 PUD

vi. CMC 20.61 Townhomes

- vii. CMC 20.63 Manufactured housing
- viii. CMC 20.99 Fees

Director Pierson presented the background and analysis for each text amendment. Discussion followed with recommended revisions given by the Commission.

- B. Update on the Comprehensive Plan Goals & Policies: An update was provided by Director Pierson on additional revisions required by the Department of Commerce. Discussion followed.

**3. ADJOURN MEETING (CMC 2.16.130 J.)**

The meeting was adjourned by Chair McGhie at 8:06 PM.

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Jakob McGhie, Chair

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Date

NORWEGIAN PLAT  
PORTION OF THE NE 1/4 SW 1/4 AND THE NE 1/4 SE 1/4  
SEC 25, T 15 N, R 3 W, W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

LEGAL DESCRIPTION:

(PER STATUTORY WARRANTY DEEDS RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO'S. 3603062 AND 3512642)  
APN: 023756007000

THAT PORTION OF GOVERNMENT LOTS 2 AND 3, IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF THE PACIFIC HIGHWAY, (NOW HARRISON AVENUE), 5 CHAINS (330 FEET) SOUTH OF THE NORTH LINE OF SAID LOT 2; THENCE WEST 1,250 FEET; THENCE NORTH 140 FEET; THENCE EAST 1,238.39 FEET TO THE WEST LINE OF SAID PACIFIC HIGHWAY (NOW HARRISON AVENUE); THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID HIGHWAY, TO THE POINT OF BEGINNING. ALSO THAT PORTION CONVEYED IN DISPUTE RESOLUTION AGREEMENT RECORDED OCTOBER 28, 2019 UNDER AUDITOR'S FILE NO. 3512146.

EXCEPT THE WESTERLY 604 FEET

LEWIS COUNTY, WASHINGTON

APN: 023754000000

THAT PART OF GOVERNMENT LOTS 2 AND 3, IN SECTION 25, TOWNSHIP 15 NORTH, RANGE 3 WEST, W.M., DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE SOUTH LINE THEREOF 470.6 FEET; THENCE NORTH 309.4 FEET; THENCE EASTERLY 692.3 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF THE PACIFIC HIGHWAY 300.2 FEET NORTHWESTERLY FROM ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 2; THENCE SOUTHEASTERLY ALONG SAID HIGHWAY 300.2 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST 247.6 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PORTION CONVEYED IN DISPUTE RESOLUTION AGREEMENT RECORDED OCTOBER 28, 2019 UNDER AUDITOR'S FILE NO. 3512146.

LEWIS COUNTY, WASHINGTON

BASIS OF BEARING

HOLDING SURVEY CONTROL BEARINGS PER BOUNDARY LINE AGREEMENT RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3586849, VOLUME 3 OF SURVEYS, PAGE 245

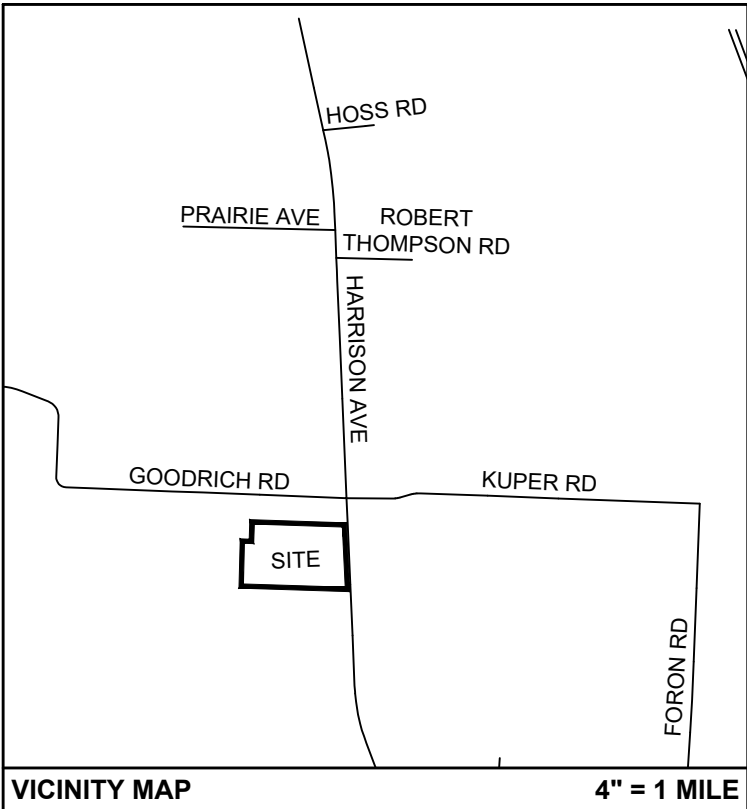
SURVEY DATA

EQUIPMENT USED: TRIMBLE R12 RTK GPS AND S5 1-SECOND TOTAL STATION AND EICA GS16 RTK GPS AND 1203 1-SECOND TOTAL STATION. METHOD: CLOSED GROUND TRAVERSE WITH ACCURACIES AND CLOSURES EXCEEDING THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090

CONDITIONS OF DEVELOPMENT:

OWNER

TIM BARNEY  
3215 HARRISON AVE CENTRALIA, WA 98531



DECLARATION

I THE UNDERSIGNED DO HEREBY CERTIFY THAT I AM THE SOLE VESTED OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND DEDICATE SAME TO THE USE OF THE LOT OWNERS THEREOF, TOGETHER WITH ALL EASEMENTS, TRACTS AND PRIVATE ROADWAY RIGHTS-OF-WAYS SHOWN HEREON FOR INGRESS, EGRESS AND UTILITIES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TIM BARNEY

CITY OF CENTRALIA APPROVAL

EXAMINED AND APPROVED BY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION CHAIRPERSON, CITY OF CENTRALIA

MAYOR, CITY OF CENTRALIA

ENGINEER, CITY OF CENTRALIA

COMMUNITY DEVELOPMENT, CITY OF CENTRALIA

TREASURER CERTIFICATION

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

TREASURER

DATE:

AUDITOR'S CERTIFICATE

RECORDING NO.

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF PLATS AT PAGE \_\_\_\_\_,  
AT THE REQUEST OF \_\_\_\_\_ JOHN W. GOODMAN

SURVEYOR'S NAME

COUNTY AUDITOR

DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE SURVEY RECORDING ACT FOR TIM BARNEY IN FEBRUARY, 2025

REGISTERED PROFESSIONAL LAND SURVEYOR

DATE:

CERTIFICATE NUMBER 54051



1583 N NATIONAL AVE  
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

NORWEGIAN PLAT

ASSESSOR'S PARCEL NO.  
023756007000 AND 023754000000

LEWIS COUNTY, WASHINGTON

Drawn By:

B. RAINS

Date:

02/27/2025

Job No.:

5538

Checked By:

J. GOODMAN

Scale:

N/A

Sheet:

1 OF 2

NORWEGIAN PLAT  
PORTION OF THE NE 1/4 SW 1/4 AND THE NE 1/4 SE 1/4  
SEC 25, T 15 N, R 3 W, W.M.  
CITY OF CENTRALIA, LEWIS COUNTY, WASHINGTON

LEGEND AND REFERENCES

- NEW LOT LINE

CENTERLINE

RIGHT-OF-WAY LINE

LOT LINE

EASEMENT LINE

BUILDING LINE

SITE BOUNDARY/ PARENT PARCEL
- FOUND AND ACCEPTED 1/2" REBAR  
W/ CAP "LS 10785 F/L/ MARTIN" PER (R3)

○ FOUND AND ACCEPTED 1/2" REBAR  
W/ CAP "LS 36792-86894" PER (R1)

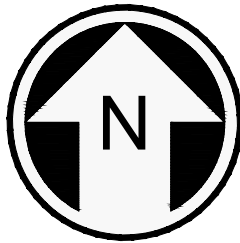
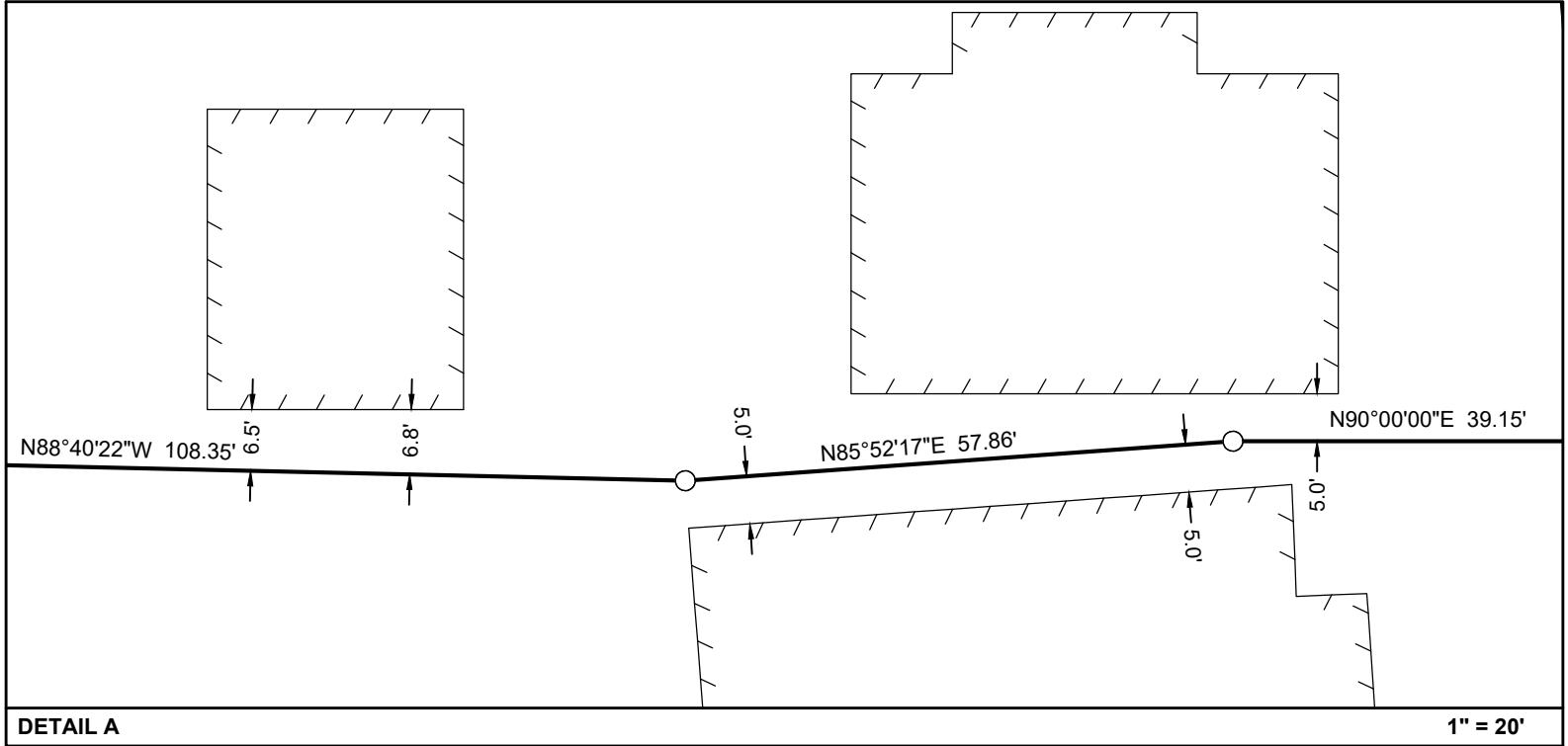
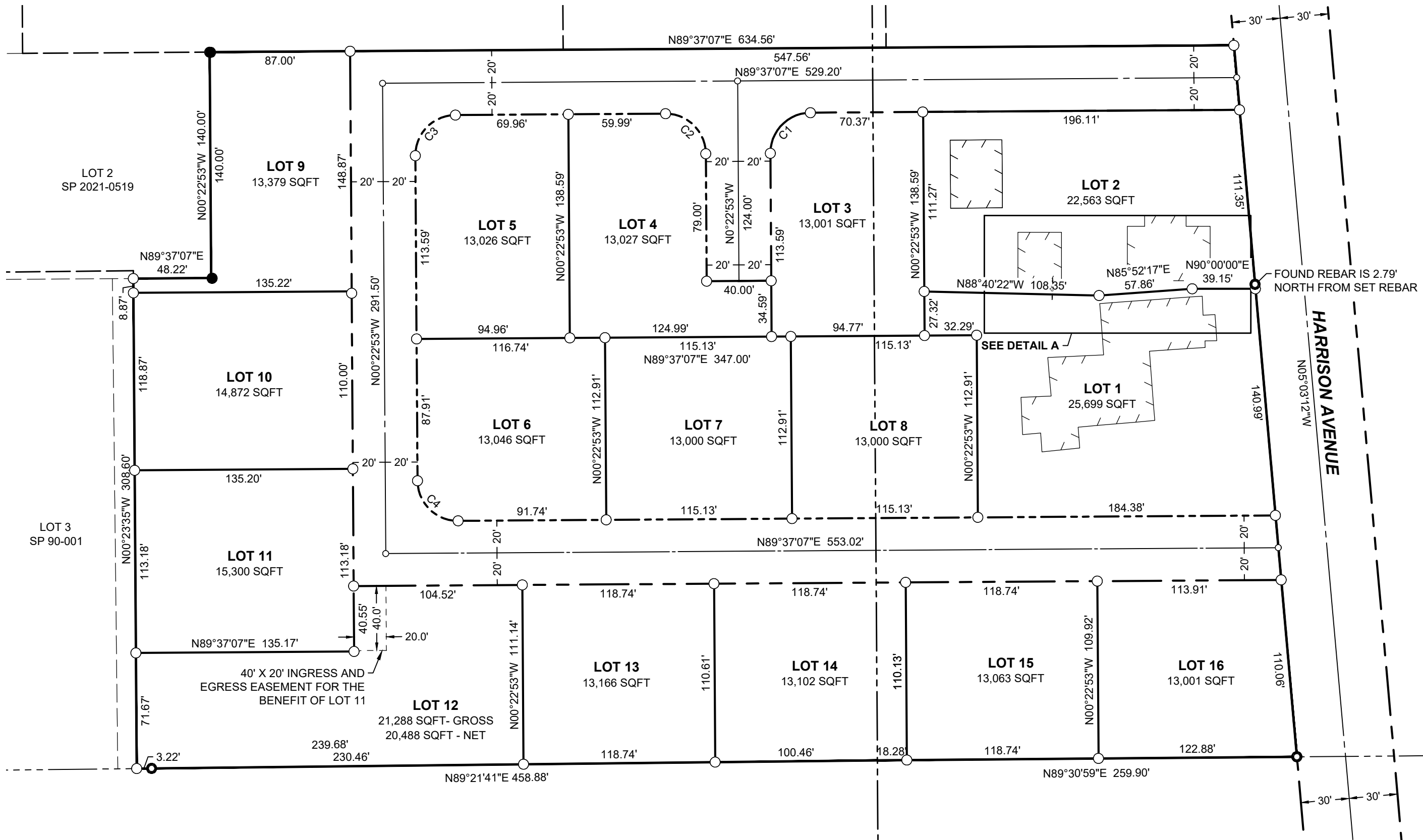
○ SET 1/2" REBAR & CAP LS 54051

○ CALCULATED POINT ONLY

- (C) DATA CALCULATED THIS SURVEY
- (M) DATA MEASURED THIS SURVEY
- (R1) DATA PER BOUNDARY LINE AGREEMENT RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3586849, VOLUME 3 OF SURVEYS, PAGE 245.
- (R2) DATA PER CITY OF CENTRALIA SHORT PLAT 2021-0519 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3563146, VOLUME 3, PAGE 245.
- (R3) DATA PER CITY OF CENTRALIA SHORT PLAT 2012-3 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3380014, VOLUME 3, PAGE 28.
- (R4) DATA PER AMENDED CITY OF CENTRALIA SHORT PLAT 2021-0519 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3563146, VOLUME 3, PAGE 245.
- (R4) DATA PER CITY OF CENTRALIA SHORT PLAT 2021-0519 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3563146, VOLUME 3, PAGE 245.
- (R4) DATA PER CITY OF CENTRALIA SHORT PLAT 90-001 RECORDED UNDER LEWIS COUNTY AUDITOR'S FILE NO. 3507720, VOLUME 32 OF SURVEYS, PAGE 224.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'
C2	90°00'00"	25.00'	39.27'
C3	90°00'00"	25.00'	39.27'
C4	90°00'00"	25.00'	39.27'



**FORESIGHT**  
**SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYORS

1583 N NATIONAL AVE  
CHEHALIS, WA 98532 OFFICE: (360) 748-4000

NORWEGIAN PLAT

ASSESSOR'S PARCEL NO.  
023756007000 AND 023754000000  
LEWIS COUNTY, WASHINGTON

Drawn By: B. RAINS	Date: 02/27/2025	Job No.: 5538
Checked By: J. GOODMAN	Scale: 1" = 60'	Sheet: 2 OF 2





# Norwegian Plat 3215 and 3217 Harrison Avenue Vicinity Map





## Chapter 20.04 GENERAL PROVISIONS

### Sections:

- [20.04.010 Title.](#)
- [20.04.020 Intent.](#)
- [20.04.030 Interpretation.](#)
- [20.04.040 Exemptions.](#)
- [20.04.050 Permitted intrusions into required yards.](#)
- [20.04.060 Vision clearance area.](#)
- [20.04.070 Chickens, ducks and other fowl, domestic and wild.](#)
- [20.04.080 Dogs, cats, and farm or livestock animals.](#)
- [20.04.090 Model homes.](#)
- [20.04.100 Temporary placement of a recreational vehicle or trailer.](#)
- [20.04.110 Short-term rentals.](#)
- [20.04.120 Flag lots.](#)
- [20.04.130 Swimming pools.](#)
- [20.04.140 Family day-care or child-care, day-care.](#)
- [20.04.150 Group homes.](#)

Prior legislation: Ord. 2147.

#### **20.04.010 Title.**

This title shall be known as the zoning ordinance of the city of Centralia. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

#### **20.04.020 Intent.**

It is the intent of this title to:

- A. Facilitate orderly growth and development of the city of Centralia, consistent with the policies, goals and objectives of the Centralia comprehensive plan;
- B. Protect the health and general welfare of the city's residents;
- C. Promote sound economic development and protect property values;
- D. Preserve and protect vital aspects of the natural environment;
- E. Designate land use districts and provide for compatibility between the several districts;
- F. Provide flexible regulations and controls for the intensity and character of land use;
- G. Provide for the administration and enforcement of these regulations. As the public health, safety and general welfare is superior to the interests and pecuniary gains of the individual, the intent of this title may limit the use of property and prevent its most profitable gain. If some reasonable use of property is allowed by this title, the effect is not confiscatory and is a proper exercise of police power. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

#### **20.04.030 Interpretation.**

Where the conditions imposed by any provision of this title upon the use of land or building or upon the size, location, coverage or height of buildings are either more restrictive or less restrictive than comparable conditions imposed by any other provisions of this title or of any other ordinance, resolution or regulation, the provisions which are more restrictive shall govern. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

#### **20.04.040 Exemptions.**

A. The following structures and their uses shall be exempt from the regulations of this title:

1. Wires, cables, conduits, vaults, laterals, pipes, mains, valves or other similar equipment for the distribution to consumers of telephone or other communications, electricity, gas or water or the collection of sewage, or surface or subsurface water operated or maintained by a governmental entity or a public utility or other city-franchised utilities including customary meter pedestals, telephone pedestals, distribution transformers and temporary utility facilities required during building construction, whether any such facility is located underground or aboveground; but only when such facilities are located in a street right-of-way or in a street easement less than twenty-five feet in width. This exemption shall not include any substation located on or above the surface of the ground or any such distribution facility located in an easement of twenty-five feet or more in width, which shall be regulated by the provisions of this chapter;
2. Railroad tracks, signal bridges and similar facilities and equipment located on a railroad right-of-way, and maintenance repair work on such facilities and equipment listed as conditional uses.

B. The enforcing officer may exempt the following from the minimum setback requirements set forth in this title when the subjects are located outside the public right-of-way and are obviously intended to serve the public interest: telephone booths and pedestals, utility equipment, substations, mail boxes, bus shelters, public bicycle shelters or any other similar structure or device. (Ord. 2445 § 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

#### **20.04.050 Permitted intrusions into required yards.**

A. Cornices, eaves and other similar architectural features may project from the foundation or wall into any minimum yard setback requirement a maximum distance of two feet.

B. Open, unwall and uncovered steps or ramps, not more than four feet in height, may extend into the required front or rear yard setback requirement not more than five feet

1. Exception: uncovered ADA ramps under thirty inches above the existing natural grade, measured at ramp floor from the highest point are allowed in the front setback with no setback requirement. The ramp shall be uncovered.

2. Exception: uncovered ADA ramps over thirty inches above the existing natural grade, measured at ramp floor from the highest point are allowed in the front setback with no setback requirement. The ramp shall be uncovered and is required to obtain a building permit.

C. Decks may be permitted to encroach into all residential district rear yard setbacks, provided a minimum setback of fifteen feet is retained and the deck is not more than thirty inches above existing natural grade, measured at deck floor from the highest point. In no case shall a deck be constructed in a required side yard.

D. Awnings and marquees may be allowed within required front yards and over sidewalks or public right-of-way in commercial and industrial zones if all the following requirements are satisfied:

1. The building official and the city engineer or their designees determine that the placement of the awning or marquee within the setback areas or over the public sidewalk does not impede vehicular or pedestrian traffic flow or create any other type of hazard to the public;
2. The awning or marquee is specifically designed to benefit pedestrians by providing shelter and creating a friendlier pedestrian environment;
3. The development of an awning or a marquee within the setback area or over public sidewalk is consistent with the goals of the Centralia comprehensive plan, standards of the specific zone in which it is proposed to be located and is consistent with the character of the surrounding neighborhood;
4. Uniform building codes and uniform fire codes are satisfied for the structure and location. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

#### **20.04.060 Vision clearance area.**

Vision clearance areas are required for all fences, walls, hedges or vegetation as per CMC [18.10.030](#), Design and Development Guidelines manual. (Ord. 2354 § 1, 2015: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999. Formerly 20.04.070).

#### **20.04.070 Chickens, ducks and other fowl, domestic and wild.**

- A. Lots ten thousand eight hundred ninety square feet or less are allowed up to five ducks or female chickens. Lots greater than ten thousand eight hundred ninety square feet are allowed one additional duck or female chicken for every additional one thousand square feet of lot area up to a maximum number of twenty.
- B. Ducks and female chickens shall be confined within a suitably fenced area large enough for appropriate exercise.
- C. Suitable sanitary structures (coops) shall be provided and must be designed to protect the ducks and female chickens on all sides from weather, predators and to prevent rodents.
- D. Roosters, geese and other fowl and/or birds, domestic or wild, are prohibited.
- E. Violation of this section shall be declared to be an infraction. The penalty for any infraction specified in this section shall be not more than one hundred nineteen dollars for the first violation, one hundred sixty-nine dollars for the second infraction committed within one year, and two hundred sixty-nine dollars for the third and subsequent infractions committed within one year. Each and every day or portion thereof in which an infraction is committed shall constitute a separate and distinct infraction. (Ord. 2382 § 1, 2017: Ord. 2368 § 2, 2016).

#### **20.04.080 Dogs, cats, and farm or livestock animals.**

- A. Animals are permitted in all zoning districts with the following regulations:
  1. Dangerous wild animals as defined in RCW [16.30.010](#) are not permitted.
  2. Household Animals as Defined as Dogs and Cats.
    - a. Four per lot or household – no more than four dogs or cats, or a combination thereof, which are four months of age or older shall be kept at any residence or commercial establishment at any time.
    - b. This provision shall not apply to permitted kennels, grooming parlors, or veterinary clinics.

- c. This section shall not apply to the birth of puppies or kittens in a situation which is not an intentional commercial breeding business so long as the number of dogs or cats is reduced down to four or less within three months from the birth of the puppies or kittens.

3. Farm or Livestock Animals.

- a. Farm or livestock animals as defined in RCW [16.57.010](#).
- b. Minimum lot size: minimum of at least one-half acre of unencumbered pasture and free of residential structures except for an accessory structure/animal barn. A residential home shall not be included and must be set back as per the zoning standards.
- c. Sheep, Goats, Pigs, Llamas, Miniature Horses, and Similar Medium-Sized Animals.
  - i. Animals permitted two per one-half acre.
- d. Cows and Horses.
  - i. Animals permitted: one per one-half acre.
- e. Animals Permitted per One-Half Acre. The maximum number of animals is not cumulative. A maximum of one species precludes any other species. For example, on one-half acre, one horse may be kept, or two sheep, but one horse and two sheep are not allowed.
- f. Barn or Outbuildings. All barn buildings must adhere to Centralia city building codes.
- g. Waste Management. Animal owners shall engage in effective waste management. Animal waste may not be kept or stockpiled in a manner that attracts pests or rodents, and owners may not keep animal waste in a manner that produces unreasonable odor. Acceptable methods of waste management include chemical treatment off-site disposal, composting, or incorporation of waste into soil. Nothing in this section excuses any person from compliance with any local, state, or federal law or regulation.
- h. Chemical Use. Chemicals that threaten Centralia's critical aquifer water supply or are incompatible with common residential uses, pets, and landscaping shall be prohibited.
- i. Feed. All animal feeds that attract pests and rodents must be stored and managed in such a way as to minimize or eliminate such nuisances.
- j. Noise. Animals that contribute unusually excessive noise, such as crowing, braying or barking, during late night or early morning hours must be housed in such a manner as to minimize their effects on neighbors.
- k. All animals shall be provided a barn or covering; large animals such as horses, livestock, sheep and goats shall have access to pasture or an exercise area free of excessive mud in wet weather.

4. Honey Beekeeping (Apiary).

- a. Minimum lot size: minimum of at least one-half acre of unencumbered pasture and free of residential structures except for an accessory structure/animal barn. A residential home shall not be included and must be set back as per the zoning standards.
- b. No more than two hives per lot are allowed. For the purposes of counting the total number of outdoor animals, each hive shall count as one animal.
- c. Colonies shall be maintained in small movable frame hives.



- d. Adequate space shall be maintained in the hives to prevent overcrowding and swarming.
- e. Colonies shall be requeened with a young hybrid queen annually, or as often as necessary to prevent swarming or aggressive behavior.
- f. All colonies shall be registered with the Washington State Department of Agriculture in accordance with apiary law, Chapter [15.60](#) RCW. This chapter is intended to be supplemental to the procedures in Chapter [15.60](#) RCW, and in case of any conflict Chapter [15.60](#) RCW shall govern.
- g. Hives shall not be located within twenty-five feet of any property line, except when there is a solid fence at least six feet high separating the hive from the property line, extending at least twenty feet from the hive along the property line in both directions, the hives can be within ten feet.
- h. Hives are prohibited between the primary street frontage and the residence.
- i. Bees living in trees, buildings or any other space (except in movable frame hives), abandoned colonies or diseased bees shall constitute a public nuisance and shall be removed. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.04.090 Model homes or sales trailers.**

A. Purpose. The purpose of this section is to permit the construction of a limited number of model homes or a sales trailer, on an approved preliminary plat, prior to final plat approval. Allowing model homes or a sales trailer provides the opportunity for builders and developers to showcase their product prior to final plat or project approval. Nothing in this section shall be construed as permitting model homes in short plat subdivisions.

B. Approval Authority. The community development director is authorized to approve, approve conditionally, or deny model home or sales trailer applications, under the criteria set forth in this section.

C. Eligibility. A subdivision or a residential project having received preliminary plat or approval is eligible to submit a permit for model homes/sales trailer, provided the following criteria are met:

1. The applicant has submitted and received all required permits and approvals required of the preliminary plat or project approval.
2. All required retention and detention facilities necessary for the areas of the subdivision or development serving the model homes/sales trailer are in place and functional, to the satisfaction of the city engineer.
3. All critical areas upon or immediately adjacent to the areas of the subdivision or project serving the model home(s) have been protected or mitigated, in accordance with adopted critical areas regulations and preliminary plat or project approval.
4. The model home(s)/sales trailer shall meet the access and fire protection requirements.
5. All areas of the subdivision or project serving the model home(s)/sales trailer are served by an all-weather surface as approved by the city engineer.
6. All areas of the subdivision or project serving the model home(s)/sales trailer shall have installed frontage improvements including curb, gutter and sidewalk, as required by the preliminary plat approval or this code.

7. Water, sewer, electric, and stormwater utilities are installed to each lot proposed for model homes/sales trailer, as directed by the city light director, public works director, and the city engineer.
8. All proposed streets serving the model home(s)/sales trailer are adequately marked with street signs, to the satisfaction of the city engineer.
9. Lot property corners of all lots proposed to be used for the model home(s) have been set by a licensed, professional land surveyor in accordance with the preliminary plat lot configuration.
10. Setbacks for the model home(s) shall be measured from the proposed lot lines and setbacks per the preliminary plat approval.
11. No two model homes in a subdivision shall have identical or nearly identical floor plans. Two model homes shall be considered to have nearly identical floor plans if the only difference between them is the mirror-reversal of the layout.

D. *Number Permitted.* The number of model homes permitted for each subdivision shall be no greater than twenty percent of the approved lots within the preliminary plat, not to exceed a total of seven homes. Two lots, in addition to those permitted for the model home(s), may be used to support one temporary sales office and one off-street parking area. In the event that calculation of the number of lots equal to twenty percent of the total number of preliminary lots creates a fractional lot, the number of permitted lots for model homes shall be rounded up, not to exceed the maximum allowed.

E. *Application Requirements.* The following information shall be required in addition to the standard submittal requirements for a residential building permit:

1. The applicant shall have written authorization from the property owner permitting the model home(s)/sale trailer if the applicant is other than the owner of the approved preliminary plat;
2. Title report current within the last thirty days;
3. Name of approved preliminary plat as well as the proposed name of the final plat (if different);
4. Parent tax parcel number(s) involved in the complete development;
5. Date of preliminary plat approval by the City Council and all required conditions;
6. Date of preliminary plat approval expiration;
7. Overall site plan showing the preliminary plat, including phases (if applicable) and the location of all proposed model homes;
8. Overall site plan shall include the location of proposed temporary improvements specific to the model home(s) use such as the location of any signage, flags, banners, fencing, landscaping, sales trailer, and impervious surfaces such as parking areas and sidewalks.
9. Parking shall be subject to the regulations of CMC 20.72.
10. Individual site plans showing the location of the model home(s) in relation to the property lines and setbacks consistent with the preliminary plat approval;
11. All building permit fees for each model home and all other applicable fees shall be paid for the proposed plat or project or individual structure. No construction of a model home or sales trailer can occur prior to a building permit being issued.
13. Payment of any and all SEPA mitigation fees, impact fees, or any other fees shall be paid for each model home.

F. *Occupancy Requirements.*

1. Written approval from the city of Centralia shall be posted at the main entry to each model home, allowing public access to the model home.

2. No model home shall be occupied for residential use prior to recording of the final plat. No model home shall be sold, leased, rented or otherwise transferred in ownership until the final plat is recorded, unless the property interest is transferred in conjunction with a transfer in interest of the plat as a whole.
3. One preliminarily approved lot may be used to locate a temporary sales trailer for the purpose of marketing the model home(s). This provision is not intended to increase the number of model homes permitted under this section.
4. One preliminarily approved lot may be used to furnish off-street parking. This provision is not intended to increase the number of model homes permitted under this section.
5. The hours of operation of the model home complex shall be limited to daylight hours only, unless street lighting is installed to the satisfaction of the city engineer.
6. The model home(s) and sales trailer shall be used for the exclusive purpose of marketing the homes or units within the project.

G. *Duration Permitted.* The model home(s) and/or sales trailer may be used for no more than twenty-four months from the date of the model home permit approval, or no longer than the expiration of the preliminary plat approval, whichever is greater.

H. *Removal.* A sales trailer and all associated improvements, shall be removed within six months of the following occurrences:

1. Preliminary plat approval has expired and no extension has been granted;
2. The subdivision was denied final plat approval and/or requires substantial improvements not consistent with the design of the preliminary approved plat;
3. The subdivision or project has sold more than 95% of the lots/units within the development.

#### **20.04.100 Temporary placement of a recreational vehicle or trailers.**

A. A temporary placement permit for living in a recreational vehicle is permitted in all zones and shall only be issued for the following:

1. Medical hardship only for the primary provider of daily care;
2. Constructing or rehabilitating a residence by the property owner only;
3. Temporary living quarters for security personnel or for office use of construction personnel as part of a construction project; and
4. Emergency placement of recreational vehicles during a natural or other disaster.

B. A recreational vehicle temporary placement permit use timeframes:

1. Medical hardship: permits for medical hardships shall be effective for twelve months.
  - a. Extensions of the temporary hardship permit may be approved in six-month increments subject to demonstration of continuing medical hardship and a safety inspection.
2. Construction or rehabilitating a residence: permits shall be effective for twelve months.
  - a. One six-month extension that is subject to demonstrating that continuing construction is taking place.
3. Temporary living quarters for security personnel or for office use of construction personnel as part of a construction project shall be effective for twelve months or while a project is under construction.

- a. One six-month extension that is subject to demonstrating that continuing construction is taking place.
4. Emergency placement during a natural or other disaster shall be effective for twelve months.
  - a. One six-month extension

C. A temporary placement permit may be issued to utilize a recreational vehicle provided:

1. The recreational vehicle shall meet the setback, height, building footprint, and lot coverage provisions of the applicable zone;
2. The temporary recreational vehicle shall be no more than ten years old and shall pass a setup and safety inspection performed by the building department to ensure that the recreational vehicle is properly installed, safe for habitation, has adequate external lighting, and access to accommodate emergency services;
3. The recreational vehicle shall be connected to water, sewer/septic and electrical services that will be or are being utilized by the permanent residential structure, and the recreational vehicle shall not be located on the property and used as a temporary residence until these services are connected;
  - a. The Site Plan Review Committee can waive this requirement;
4. This section does not supersede area conditions, covenants, and restrictions;
5. There shall be no rent charged to the occupant of this temporary use.

D. Applications for placement of a temporary recreational vehicle shall consist of the following:

1. A completed application form—the form to be provided by the city;
2. A site plan showing the size and boundaries of the lot, tract or parcel; the location of all existing buildings; and the proposed location of the temporary dwelling;
3. A description and/or photograph of the proposed temporary dwelling;
4. Documentation of approved water supply and sewage disposal system by the appropriate government agency;
5. Applications shall be reviewed and may be approved by the Community Development Director and Building Official.
6. This is a Type 1 application. Permits are issued under an existing building permit and shall be effective only when there is an active building permit. Extensions of the temporary permit are tied to any approved extension of the associated building permit. Any extension will require a building permit fee to cover a safety inspection of recreational vehicle installation.
7. For medical hardships the following shall be provide with the application:
  - a. Certification that the temporary dwelling is necessary to provide daily care, as defined in CMC 20.06.265;
  - b. Certification that the primary provider of such daily care will reside on site;
  - c. Certification signed by a physician that a resident of the subject property requires daily care, as defined in CMC 20.06.265; and
  - d. Certification that the physician's signature is both current and valid;



E. If the recreational vehicle continues to be used as a residence and is in violation of this section and the city finds it necessary to take legal action to enforce this section, the property owner shall pay all court costs and legal fees required for enforcement.

#### **20.04.110 Short-term rentals**

A. The following requirements apply to all short-term rentals:

1. Short-term rentals (homestays or vacation rentals) are allowed in the districts as specified in CMC 20.11.
2. In the R:4, R:8, R:15, R:20, and all commercial zoning districts, short-term rentals shall connect to all city utilities. Exception: In the R-5A, R-2A, and R:2 zoning districts, short-term rentals shall connect to the city electric and water, and to the city sewer system if it is within 200 feet. Short-term rentals that are not required to connect to city sewer shall meet all of the requirements established by Lewis County that pertain to septic systems.
3. Short-term rentals are not permitted in locations where development is restricted under any other federal, state, or local laws, rules, or regulations as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property. Critical areas include those specified in CMC Title 16 and any associated buffer areas
4. The number of overnight guests is limited to two (2) adults per bedroom, except children under twelve (12) years of age may occupy a bedroom with no more than two (2) adults. The short-term rental operator is responsible for ensuring compliance with all applicable city zoning ordinances and building code requirements.
5. In any short-term rental, the total number of overnight guests is limited to a maximum of ten (10) adults or the maximum provided by the building code, whichever is less. In a short-term rental–homestay, the property owner or long-term rental tenant is included in counting the maximum number of overnight guests.
6. A short-term rental operator shall obtain any required city and State business license(s).
7. A short-term rental operator shall comply with the Revised Code of Washington Chapter 64.37, and all other applicable local, state, and federal laws and regulations, and shall pay all applicable local, state, and federal taxes.
8. A short-term rental operator shall provide the city with the name, phone number, and address of a person who resides within fifteen (15) miles of the short-term rental, or within Lewis County, who is responsible for representing the short-term rental operator to immediately respond to city requests to enforce applicable laws and rules.
9. A short-term rental must meet all applicable state and local health, safety, and building code regulations, such as fire and smoke protections, egress and accessibility, and structural design, as well as applicable provisions of the Washington Administrative Code (WAC) and the Revised Code of Washington (RCW).
10. Off-site impacts. A short-term rental must not generate measurable levels at the property line of dust, smoke, odor, glare, or noise beyond those associated with a residential use. The short-term rental must not generate solid waste in volume or type not normally associated with a residential use.

11. Short-term rental agreements shall include provisions encouraging renters to exercise best efforts to avoid conflicts with neighbors related to issues such as noise, littering, parking and trespass, and the owner and authorized agent of the owner of a short-term residential unit shall be jointly responsible to the city for exercising best efforts to help ensure such conflicts are avoided as a condition of maintaining a business license under this chapter.

12. Short-term rentals are only permitted within a legally established dwelling unit. Short-term rentals may not be operated outdoors, in an accessory structure, mobile homes, recreational vehicles, travel trailers, park models, or any other wheeled vehicle or transportable structures, or in any other nonresidential structure.

13. All short-term rentals shall comply with the parking requirements in CMC 20.72.

14. Short-term rentals shall comply with all setback requirements in the underlying zoning district.

15. Liability Insurance. Short-term rental operators must have current, valid liability insurance coverage for any short-term rental unit that complies with the requirements of RCW 64.37.050, as now existing or hereafter amended.

16. Notification. Before the city application process for a short-term rental permit, the property owner must provide a courtesy notice regarding the short-term rental to all property owners within 300 feet to the proposed short-term rental location. This notification must include a description of the operation, the number of bedrooms to be rented to overnight guests, and contact information for the owner or operator by phone.

17. It shall be the responsibility of the short-term rental operator/owner of a residential unit used for a short-term rental to ensure the lodging excise tax is paid timely.

18. Short-term rentals are not required to be owner-occupied.

19. Short-term rentals shall not be subleased.

20. No more than two short-term rentals are allowed on one property in the R-5A, R-2A, R:2, R:4, and R:8 zoning districts. The R:15, R:20, and other zoning districts are allowed additional short-term rentals on the same property as a Conditional Use Permit. An multi-family building maybe be used as a short-term rental during the months of June-August.

21. Violations are subject to civil penalties and suspension and/or revocation of a city license or permit. It is unlawful to rent, offer for rent, or advertise for rent a dwelling unit located on any property with the city as a short-term rental without a permit and license authorizing such use issued and approved in the manner required by this chapter. Failure of the property owner or authorized agent or local contact of a short-term rental to meet the standards contained herein is subject to the enforcement provisions contained in CMC 20.02.

#### **20.04.120 Flag lots.**

Flag lots are permitted to the minimum extent necessary to enable access to property where public street access is not feasible (e.g., due to site conditions or existing development) or to protect Critical Areas, when they meet the following criteria:

1. All driveways accessing flag lots shall be designed to allow fire truck access to within one hundred fifty (150) feet of the residence(s) on the lot(s), unless alternate forms of fire protection approved by the fire district are provided (e.g., sprinkler systems). It shall also have an approved fire truck turnaround as shown in the Design and Development Guideline.

2. The handle shall be at least 30 feet in width and shall meet CMC 20.72.
3. The maximum number of contiguous flag lots is two.
4. The maximum number of dwelling units per flag lot is three.
5. No building or construction, except for driveways, shall be allowed on the staff portion of said lot, unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed in the underlying zone (excluding entrance features and street lights).
6. The front, side, and rear yard requirements of the flag portion of said lot shall be the same as is required in the underlying zone.

#### **20.04.130 Swimming pools, hot tubs, spas, and ponds.**

Swimming pools, hot tubs, spas, and ponds deeper than 24 inches are considered an accessory building or structure and for the health and safety of residents and visitors shall be required to meet the following:

1. Setbacks:
  - a. Shall meet the accessory building/structure requirements for the underlining zoning.
  - b. Shall not be located in the front, side, or corner setback areas.
2. Enclosures or coverings shall comply with accessory building/structure regulations.
3. Swimming pools shall not be located in municipal or public utility easements. Setback requirements from property lines must still be met.
4. Swimming pools, spas, and hot tubs shall comply with all applicable International Swimming Pool and Spa codes and other building regulations and are required to obtain a building permit.
5. Fencing or barriers for swimming pools, hot tubs, spas, and ponds.
  - a. A fence shall be at least 48 inches (4 feet) tall measured from the finished grade on the outside of the fence. No opening should allow a 4-inch sphere to pass through.
  - b. A pool wall can act as the barrier, if ladder or steps are lockable, removable, or surrounded by a code-compliant fence.
  - c. The fence must be self-closing and self-locking gate that must swing away from the pool to prevent children from opening it.
  - d. The fence must completely enclose the pool area to prevent unauthorized entry.
  - e. The fence must be made of durable materials that are waterproof and resistant to fading.
  - f. Spas or hot tubs with a safety cover which comply with ASTM F 1346

#### **20.04.140 Family day-care or child-care, day-care.**

#### **20.04.150 Group homes.**

Group homes are subject to the following requirements.

- A. Group home types include the following:
1. Group home for handicapped.
  2. Group home for physically or mentally disabled.
  3. Group home for developmentally disabled.
  4. Group home for homeless.
  5. Group home for otherwise dependent persons.
  6. Group home for individuals of domestic violence.

7. Group home for youth,
8. Group home for offenders, and
9. Group home for addiction recovery

Group homes do not include correctional facilities, nursing homes, group care facilities, foster family homes, or adult family homes.

B. License. Authorization for group homes is subject to the issuance of a license and/or certification by all appropriate local, state, and/or federal agencies. Use must be discontinued and vacated when local, state, or federal certification is withdrawn or expires. Uses not subject to such licensing and/or certification requirements may be operated only by government agencies or by organizations with a demonstrated capability to operate such programs (such as by having a record of successful operation of a similar program, or by maintaining a staff or board of directors with appropriate experience).

C. An application for a group home housing seven or more unrelated persons is a Type III application pursuant to CMC 20.02. The City shall process an application for a group home housing more than 14 unrelated persons as an essential public facility. No group home with more than 20 residents may be accommodated at one time, exclusive of required staff.

D. Lot Size. Group homes subject to conditional use approval with up to nine residents, exclusive of on-site staff, must have a minimum lot size of 7,200 square feet. An additional 500 square feet of lot area is required for each resident above nine residents.

E. Separation. Group homes, housing six or more unrelated adults, must be separated from other group homes as shown on the following table, except as otherwise precluded by state or federal law. If a group home type is not specified in the table below there is no distance requirement.

<b><u>GROUP HOME SEPARATION REQUIREMENTS – all Zoning Districts</u></b>				
<b><u>Group Home or Facility Type</u></b>	<b><u>Offenders</u></b>	<b><u>Youth facility</u></b>	<b><u>Homeless housing, emergency housing, emergency shelter, or enhanced services facility</u></b>	<b><u>Schools and parks</u></b>
<u>Offenders</u>	<u>2 miles</u>	<u>1 mile</u>	<u>1/2 mile</u>	
<u>Youth</u>	<u>1 mile</u>	<u>1 mile</u>	<u>1/4 mile</u>	
<u>Homeless housing, emergency housing, emergency shelter, or enhanced services facility</u>	<u>1/2 mile</u>	<u>1/4 mile</u>	<u>1/4 mile</u>	

F. Site Plan. The applicant shall submit a detailed site plan with the application. The Hearing Examiner may increase the Development Standards as necessary to ensure compatibility of the group home with surrounding uses.



G. Utilities. The facility shall connect to all city utilities (water, sewer, electricity).

H. Maintenance. The operator of a group home shall maintain the group home in reasonable repair and keep the grounds trimmed and trash free.

I. Confidential Shelters. An application for a confidential shelter housing seven or more unrelated persons is a Type II application pursuant to CMC 20.02 Neither Public Notice Requirements nor a public hearing is required.

#### **20.04.160 Affordable housing projects.**

A. Intent: Housing developments that provide affordable housings in the city of Centralia or its Urban Growth Boundary can receive a bonus density.

#### **B. Definitions:**

1. "Affordable housing development" means a proposed or existing structure in which one hundred percent of all single-family or multifamily residential dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that may not exceed thirty percent of the income limit for the low-income housing unit;
2. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the affordable housing development is located;
3. "Religious organization" has the same meaning as in RCW 36.01.290

C. Any religious organization or an affordable housing development can receive a twenty-five percent density bonus for providing affordable housing located on property owned by the organization if they meet the following requirements:

1. The affordable housing development is set aside for or occupied exclusively by low-income households;
2. The affordable housing development is part of a lease or other binding obligation that requires the development to be used exclusively for affordable housing purposes for at least fifty years, even if the religious organization no longer owns the property; and

D. The project and property shall be located in the city of Centralia or its urban growth area.

E. The project shall connect to all city utilities.

F. Parking - Residential uses, such as housing for very low-income or extremely low-income individuals, seniors, or people with disabilities, that comply with parking provisions in state law (RCW 36.70A.620), shall record a covenant restricting use of the site to the approved use (e.g., seniors, people with disabilities). The covenant must be recorded prior to issuance of applicable construction permits.

#### **20.21.220 Homeless housing provided by religious organizations.**

A. Religious organizations that provide homeless housing by hosting outdoor encampments, safe parking, indoor overnight shelters, and temporary small houses on their property shall meet the requirements in RCW 35.21.915.

B. Is permitted in any zoning designation on property owned outright by the religious organization hosting the homeless housing.

## Chapter 20.06 DEFINITIONS

### Sections:

- [20.06.010 Intent.](#)
- [20.06.020 Use and interpretation generally.](#)
- [20.06.030 Interpretations in case of conflicting definitions.](#)
- [20.06.040 Abutting.](#)
- [20.06.045 Accessory dwelling unit.](#)
- [20.06.050 Accessory building or use.](#)
- [20.06.060 Accessory living quarters—Caretaker’s residence.](#)
- [20.06.070 Accessory use.](#)
- [20.06.080 Acres or acreage.](#)
- [20.06.090 Acres or acreage, net.](#)
- [20.06.095 Adult family home.](#)
- [20.06.097 Affordable housing development.](#)
- [20.06.100 Alley.](#)
- [20.06.110 Amendment.](#)
- [20.06.113 Assisted living facility.](#)
- [20.06.115 Automotive repair \(major and minor\).](#)
- [20.06.120 Automobile wrecking.](#)
- [20.06.130 Basement.](#)
- [20.06.140 Repealed.](#)
- [20.06.150 Boarding, lodging or rooming house.](#)
- [20.06.160 Buffer.](#)
- [20.06.170 Buildable area.](#)
- [20.06.180 Building.](#)
- [20.06.190 Building coverage.](#)
- [20.06.200 Building height.](#)
- [20.06.210 Building line.](#)
- [20.06.220 Bulk plant.](#)
- [20.06.225 Care.](#)
- [20.06.228 Carport.](#)
- [20.06.229 Child day care center or child care center.](#)
- [20.06.230 City.](#)
- [20.06.235 Clinics, emergency medical care facilities.](#)
- [20.06.236 Co-living or Co-housing](#)
- [20.06.237 Community Facility](#)
- [20.06.240 Comprehensive plan.](#)
- [20.06.255 Condominium.](#)
- [20.06.257 Cottage housing development.](#)
- [20.06.260 County.](#)
- [20.06.262 Courtyard apartment](#)
- [20.06.263 Critical areas.](#)
- [20.06.265 Daily care.](#)
- [20.06.270 Density.](#)
- [20.06.272 Developer.](#)
- [20.06.275 Director.](#)
- [20.06.280 Dwelling.](#)

[20.06.283 Repealed.](#)  
[20.06.284 Dwelling, duplex/two-family.](#)  
[20.06.284.5 Dwelling, fourplex.](#)  
[20.06.285 Dwelling, multiple-family.](#)  
[20.06.287 Dwelling, single-family.](#)  
[20.06.288 Dwelling, triplex.](#)  
[20.06.289 Dwelling, twinhome.](#)  
[20.06.290 Dwelling unit.](#)  
[20.06.300 Easement.](#)  
[20.06.300.5 Efficiency dwelling unit.](#)  
[20.06.301 Emergency housing.](#)  
[20.06.301.5 Emergency shelter.](#)  
[20.06.302 Enhanced services facility.](#)  
[20.06.305 Essential public facilities.](#)  
[20.06.310 Enforcing officer.](#)  
[20.06.315 Existing building.](#)  
[20.06.320 Family.](#)  
[\*\*20.06.325 Family day care provider or family home provider.\*\*](#)  
[20.06.330 Federal.](#)  
[20.06.335 Floodplain.](#)  
[20.06.340 Floor area.](#)  
[20.06.345 Foster home.](#)  
[20.06.348 Garage.](#)  
[20.06.350 Garage, public.](#)  
[\*\*20.06.355 Geologically hazardous area\*\*](#)  
[20.06.360 Grade, average.](#)  
[20.06.361 Group home.](#)  
[\*\*20.06.361.5 Harm reduction programs.\*\*](#)  
[20.06.362 Health services.](#)  
[20.06.365 Hearing examiner.](#)  
[20.06.368 Historic district.](#)  
[20.06.369 Homeless.](#)  
[20.06.370 Home occupation.](#)  
[20.06.372 Hospital.](#)  
[20.06.373 Hotel.](#)  
[20.06.375 Impervious surface/area.](#)  
[20.06.380 Kennel.](#)  
[20.06.382 Live work unit.](#)  
[20.06.385 Long-term care facility.](#)  
[20.06.390 Lot.](#)  
[20.06.400 Lot area.](#)  
[20.06.410 Lot, corner.](#)  
[20.06.420 Lot depth.](#)  
[20.06.423 Lot, flag.](#)  
[20.06.425 Lot line.](#)  
[20.06.440 Lot, interior.](#)  
[20.06.470 Lot width.](#)  
[20.06.473 Low income household.](#)

[20.06.474 Major pedestrian corridor.](#)  
[20.06.475 Manufactured home.](#)  
[20.06.477 Manufactured home - New](#)  
[20.06.480 Mobile home.](#)  
[20.06.490 Manufactured home park.](#)  
[20.06.500 Manufactured home subdivision.](#)  
[20.06.503 Model home.](#)  
[20.06.505 Modular home.](#)  
[20.06.507 Modular unit.](#)  
[20.06.510 Repealed.](#)  
[20.06.520 Nonconforming building or structure.](#)  
[20.06.530 Nonconforming lot.](#)  
[20.06.540 Nonconforming use.](#)  
[20.06.542 Nursing home or skilled nursing facility.](#)  
[20.06.550 Open space.](#)  
[20.06.560 Open space, common.](#)  
[20.06.570 Parking area.](#)  
[20.06.580 Parking space.](#)  
[20.06.585 Permanent supportive housing.](#)  
[20.06.590 Planning commission.](#)  
[20.06.592 Porch.](#)  
[20.06.600 Principal use.](#)  
[20.06.610 Property line.](#)  
[20.06.611 Qualified Professional.](#)  
[20.06.612 Roof.](#)  
[20.06.620 Recreational vehicle.](#)  
[20.06.630 Recreational vehicle park.](#)  
[20.06.640 Recreational vehicle site.](#)  
[20.06.650 Recycling center/salvage yard.](#)  
[20.06.655 Residential treatment facility.](#)  
[20.06.660 Section.](#)  
[20.06.662 Secure community transition facility.](#)  
[20.06.665 Self-storage facilities or storage units.](#)  
[20.06.667 Short-term rental.](#)  
[20.06.668 Short-term rental – Homestay.](#)  
[20.06.669 Short-term rental – Vacation rental.](#)  
[20.06.670 Signs.](#)  
[20.06.674 Single room occupancy.](#)  
[20.06.676 Site-built home.](#)  
[20.06.680 State.](#)  
[20.06.690 Street.](#)  
[20.06.700 Structure.](#)  
[20.06.702 Supportive housing facilities.](#)  
[20.06.705 Temporary use.](#)  
[20.06.705.5 Townhome or Townhouse](#)  
[20.06.706 Transient.](#)  
[20.06.707 Transitional housing.](#)  
[20.06.710 Use district.](#)



[20.06.720 Variance.](#)  
[20.06.725 Very low income household.](#)  
[20.06.730 Vision clearance area.](#)  
[20.06.735 Warehouse facilities.](#)  
[20.06.737 Wireless communication facilities \(WCF\).](#)  
[20.06.740 Yard.](#)  
[20.06.750 Yard, front.](#)  
[20.06.760 Yard, rear.](#)  
[20.06.770 Yard, side.](#)  
[20.06.775 Zoning district.](#)

Prior legislation: Ord. 2147.

#### **20.06.010 Intent.**

It is the intent of this chapter to:

- A. Promote consistency and precision in the interpretation of this title;
- B. Define (and illustrate where necessary) certain words, terms and phrases in the interest of reducing to a minimum the misunderstanding which may occur in the absence of such definition;
- C. Definition of Any Word Not Listed. The definition of any word or phrase not listed in this chapter which is in question when administering this title shall be as defined from one of the following sources which are incorporated herein by reference. Said sources shall be utilized by finding the desired definition from the source in subsection (C)(1) of this section, but if it is not available there, then the source in subsection (C)(2) of this section may be used and so on. Sources are as follows:
  1. Any city resolution, ordinance, code or regulation;
  2. Any statute or regulation of the state of Washington (i.e., the most applicable);
  3. Legal definitions from case law or a law dictionary;
  4. The common dictionary. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.020 Use and interpretation generally.**

- A. Words, terms and phrases not specifically defined in this section or in other sections of this title (where special terms may be defined) shall have the meaning as defined in any recognized, standard dictionary of the English language.
- B. Words, terms and phrases defined herein may have meanings more specific than their meanings in common usage, standard dictionaries or other ordinances.
- C. The meaning and construction of words and phrases, as set forth in this chapter, shall apply throughout this title except where the context of such words or phrases clearly indicates a different meaning or construction.
- D. Rules of Construction.
  1. Illustration. In case of any difference of meaning or implication between the text of any provision and any illustration, the text shall control.
  2. Shall and May. "Shall" is always mandatory and not discretionary. "May" is discretionary.
  3. Tenses and Numbers. Words used in the present tense include the future, and words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.
  4. Conjunctions. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows:
    - a. "And" indicates that all the connected items or provisions shall apply.

- b. “Or” indicates that the connected items or provisions may apply singly or in combination.
  - c. “Either ... or” indicates that the connected items or provisions shall apply singly but not in combination.
5. Gender. The masculine gender “he” includes the feminine gender “she” and the feminine gender “she” includes the masculine gender “he.” (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.030 Interpretations in case of conflicting definitions.**

In addition to the words and terms defined in this chapter, several sections of this title contain definitions specifically related to those sections. In the event of conflict between definitions in this list and those shown in other sections of this title, the definition in the other section shall govern within the context of the section within which it appears. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.040 Abutting.**

“Abutting” means having a common boundary, except that parcels having no common boundary other than a common corner shall not be considered abutting. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.045 Accessory dwelling unit.**

- A. “Accessory dwelling unit” means a dwelling unit located on the same lot as a single-family dwelling, duplex, triplex, townhouse, or other housing unit.
- B. “Attached accessory dwelling unit” means an accessory dwelling unit located within or attached to a single-family dwelling, duplex, triplex, townhouse, or other housing unit.
- C. “Detached accessory dwelling unit” means an accessory dwelling unit that consists partly or entirely of a building that is separate and detached from a single-family dwelling, duplex, triplex, townhouse, or other housing unit and is on the same lot. (Ord. 2539 § 1, 2023; Ord. 2209 § 2 (part), 2008).

#### **20.06.050 Accessory building or use.**

“Accessory building or use” means a use, building or structure, or portion of a building, devoted to an activity or use subordinate to the principal use of the premises, but located on the same lot as the principal use. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.060 Accessory living quarters – Caretaker’s residence.**

“Accessory living quarters” means living quarters, which may include kitchen facilities, for the sole use of persons employed on the premises and not rented leased, sold or otherwise used as a separate dwelling. (Ord. 2456 § 2, 2020: Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.070 Accessory use.**

“Accessory use” means a use customarily incidental and/or subordinate to the principal use of the land or building site, or to a building or other structure located on the same building site as the accessory use. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.080 Acres or acreage.**

“Acres” or “acreage” means the total area of a parcel of land, and may be expressed in square feet or fractions of an acre. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.090 Acres or acreage, net.**

“Net acres or acreage” means the area of a parcel of land, less the area devoted to streets, roads or alleys, public or private, and may be expressed in square feet or fractions of an acre. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.095 Adult family home.**

“Adult family home” as defined in Chapter [70.128](#) RCW means a residential home in which a person or persons provide personal care, special care, room, and board to more than one but not more than six

adults who are not related by blood or marriage to the person or persons providing the services. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**RCW 70.128.140 Compliance with local codes and state and local fire safety regulations.**

(1) Each adult family home shall meet applicable local licensing, zoning, building, and housing codes, and state and local fire safety regulations as they pertain to a single-family residence. It is the responsibility of the home to check with local authorities to ensure all local codes are met.

(2) An adult family home must be considered a residential use of property for zoning and public and private utility rate purposes. Adult family homes are a permitted use in all areas zoned for residential or commercial purposes, including areas zoned for single-family dwellings.

**20.06.097 Affordable housing development.\***

As defined by RCW [36.130.010](#)(1) “affordable housing development” means a housing development in which at least twenty-five percent of the dwelling units within the development are set aside for or are occupied by low-income households at a sales price or rent amount that is considered affordable by a federal, state or local government housing program. (Ord. 2456 § 3, 2020).

\*This section was added by Ord. 2456 as CMC [20.06.095](#). It has been editorially renumbered to prevent duplication of numbering.

**20.06.100 Alley.**

“Alley” means a public or private way not more than twenty feet wide permanently reserved as a secondary means of access to abutting property. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.110 Amendment.**

“Amendment” means any change, modification, deletion or addition to the wording, text or substance of the zoning ordinance, or any change, modification, deletion or addition to the application of the zoning ordinance to the property within the city, including any alteration in the boundaries of a zone, when adopted by ordinance passed by the city council. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.113 Assisted living facility.**

“Assisted living facility” as defined in Chapter [18.20](#) RCW means any home or other institution, however named, which is advertised, announced, or maintained for the express or implied purpose of providing housing, basic services, and assuming general responsibility for the safety and well-being of the residents, and may also provide domiciliary care, consistent with Chapter 142, Laws of 2004, to seven or more residents after July 1, 2000. However, an assisted living facility that is licensed for three to six residents prior to or on July 1, 2000, may maintain its assisted living facility license as long as it is continually licensed as an assisted living facility. “Assisted living facility” shall not include facilities certified as group training homes pursuant to RCW [71A.22.040](#), nor any home, institution or section thereof which is otherwise licensed and regulated under the provisions of state law providing specifically for the licensing and regulation of such home, institution or section thereof. Nor shall it include any independent senior housing, independent living units in continuing care retirement communities, or other similar living situations including those subsidized by the Department of Housing and Urban Development. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.115 Automotive repair (major and minor).**

“Automotive repair” means a facility which services automotive vehicles with all types of repair work.

“Major repair” means repair work including major engine and transmission repairs, body work, painting, and similar work. “Minor repair” means minor repair work including tire repair, battery repair or changing, oil changing, lubrication, storage of merchandise and supplies relating to the servicing of motor vehicles. (Ord. 2209 § 2 (part), 2008).

**20.06.120 Automobile wrecking.**

“Automobile wrecking” means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.130 Basement.**

“Basement” means that portion of a building floor and ceiling which is partly below and partly above grade but so located that the vertical distance from the finished grade to the floor below is less than the vertical distance from the finished grade to the ceiling. If a basement has a ceiling height of seven feet or more, it shall be considered a story unless it is exclusively used for parking, storage, and/or housing of mechanical or central heating equipment. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.140 Board of adjustment.**

*Repealed by Ord. 2147.* (Ord. 2024 § 1 (part), 1999).

**20.06.150 Boarding, lodging or rooming house.**

“Boarding, lodging or rooming house” means a residential-type building, or portion thereof, other than a hotel or motel, where for compensation lodging, with or without meals, is provided for not less than three nor more than ten persons, not including members of the owner, occupant or tenant occupant family. A boarding house does not include a nonresidential facility, such as a rehabilitation/treatment facility, where the primary purpose of the facility is to deliver rehabilitation, treatment, counseling, medical, protective or other similar services to the occupants. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.160 Buffer.**

“Buffer” means an area of land or a structure used or created for the purpose of insulating or separating a structure or land use from other structures in such a manner as to reduce or mitigate any adverse impacts of one on the other. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.170 Buildable area.**

“Buildable area” means that portion of the land that remains after the required yards have been excluded from the building site as well as all critical areas and their buffers. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.180 Building.**

“Building” means any structure built for the support, shelter or enclosure of persons, animals or property of any kind. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.190 Building coverage.**

“Building coverage” means the amount or percentage of ground area covered or occupied by a building or buildings; usually expressed in square feet or percentage of land on the lot, and measured horizontally at the foundation. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.200 Building height.**

“Building height” means the vertical distance measured from the level of the first floor above finished grade to the highest point of the roof beams, in the case of flat roofs, to the deck line of mansard roofs, or to the center height between eaves and ridges for gable, hip or gambrel roofs. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.210 Building line.**

“Building line” means a line within the buildable area, normally considered the outside of the foundation wall. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.220 Bulk plant.**

“Bulk plant” means an establishment where commodities, including both liquids and solids, are received by tank vessel, pipeline, tank car, tank vehicle, or other containers, and are stored or blended in bulk for

the purposes of distribution by tank vessel, pipeline, tank car, tank vehicle or container. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.225 Care.**

“Care” means room and board and the provision of planned programs of counseling therapy or other social services to groups of persons of similar circumstances. Planned treatment shall not include any program which requires on-premises medical care by either a physician or a nurse. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.228 Carport.**

“Carport” means a roofed structure providing space for the parking of motor vehicles and enclosed on not more than three sides. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 1 (part), 2006).

**20.06.229 Child day care center or child care center.**

“Child day care center or child care center” means an agency that regularly provides early childhood education and early learning services for a group of children for periods of less than 24 hours as defined in RCW 43.216.010.

**20.06.230 City.**

“City” means the city of Centralia. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.235 Clinics, emergency medical care facilities.**

“Clinics, emergency medical care facilities” means a medical facility for the diagnosis and treatment of human patients which may include emergency services, but not overnight housing of patients. (Ord. 2209 § 2 (part), 2008).

**20.06.236 Co-living or Co-housing.**

“Co-living housing” means means a residential development with sleeping units that are independently rented and lockable and provide living and sleeping space, and residents share kitchen facilities with other sleeping units in the building according to RCW 36.70.535 (11)(a).” Other names to refer to co-living housing including, but not limited to, congregate living facilities, single room occupancy, rooming house, boarding house, lodging house, and residential suites.

**20.06.237 Community facility.**

“Community facility” means a group care facility operated for the care of juveniles committed to the department under RCW 13.40.185.

**20.06.240 Comprehensive plan.**

“Comprehensive plan” means the comprehensive land use plan as is currently adopted by the city of Centralia. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.255 Condominium.**

“Condominium” means a building, or group of buildings, in which dwelling units, office, or floor area are owned individually and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis. (Ord. 2209 § 2 (part), 2008).

**20.06.257 Cottage Housing Development.**

Cottage Housing Development. Four or more small, detached dwelling units sharing a commonly owned courtyard/common area and parking area(s). Any two units within a cottage housing development may be attached as a duplex.

**20.06.260 County.**

“County” means Lewis County. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.262 Courtyard Apartment.**

“Courtyard Apartment” means a dwelling within a structure or small detached structures on one parcel designed and used for occupancy by four (4) or more individual persons or families living independently of

each other. The units are oriented around a shared open space courtyard from which all ground floor units have primary entrances facing.

**20.06.263 Critical areas.**

“Critical areas” means properties that have geologically hazardous areas, fish and wildlife habitat protection areas, wetland areas, frequently flooded areas, critical aquifer recharge areas, landslide areas, or seismic hazard areas. (Ord. 2209 § 2 (part), 2008).

**20.06.265 Daily care.**

“Daily care” means medical procedures, monitoring and attention that are necessarily provided at the residence of the patient by the primary provider of daily care on a twenty-four-hour basis. (Ord. 2209 § 2 (part), 2008; Ord. 2171 § 3, 2006; Ord. 2155 § 1 (part), 2005).

**20.06.270 Density.**

“Density” means the permissible number of dwelling units that may be developed on a specific amount of lot area. (Ord. 2209 § 2 (part), 2008; Ord. 2155 § 1 (part), 2005; Ord. 2024 § 1 (part), 1999).

**20.06.272 Developer.**

“Developer” means a person, partnership, limited liability company, corporation, or other legal entity developing residential, commercial or industrial property. (Ord. 2209 § 2 (part), 2008).

**20.06.275 Director.**

“Director” means the director of community development for the city of Centralia, the director’s authorized representative or any representative authorized by the city manager. (Ord. 2209 § 2 (part), 2008).

**20.06.280 Dwelling.**

“Dwelling” means a building, or portion thereof, that is designed exclusively for residential purposes and that contains one or more dwelling units used, intended, or designed to be used, rented, leased, let, or hired out to be occupied for living purposes. (Ord. 2539 § 2, 2023; Ord. 2209 § 2 (part), 2008; Ord. 2178 § 2, 2006; Ord. 2155 § 1 (part), 2005; Ord. 2024 § 1 (part), 1999).

**20.06.283 Dwelling, attached.**

*Repealed by Ord. 2539.* (Ord. 2209 § 2 (part), 2008).

**20.06.284 Dwelling, duplex/two-family.**

“Duplex,” “duplex dwelling,” or “two-family dwelling” means a dwelling designed with two dwelling units that are joined or connected on one or more sides by a common wall or walls and intended for use by two independent families. (Ord. 2539 § 4, 2023; Ord. 2209 § 2 (part), 2008).

**20.06.284.5 Dwelling, fourplex.**

“Fourplex” or “fourplex dwelling” means a dwelling designed with four dwelling units that are joined or connected on one or more sides by a common wall or walls and intended for use by four independent families. (Ord. 2539 § 5, 2023).

**20.06.285 Dwelling, multiple-family.**

“Multiple-family dwelling” means a dwelling designed with five or more dwelling units that are joined or connected on one or more sides by a common wall or walls, with each unit intended for use by one family that lives independently. (Ord. 2539 § 6, 2023; Ord. 2414 § 1, 2018; Ord. 2209 § 2 (part), 2008).

**20.06.287 Dwelling, single-family.**

“Single-family dwelling” means any dwelling designed and intended for use by one family. A single-family dwelling may be site-built or manufactured. All single-family homes built or located within city jurisdiction after August 15, 2006, must:

- A. Have a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
- B. Have exterior siding similar in appearance to siding materials commonly used on site-built homes built according to the International Building Code;
- C. Have a porch with a covering over the front entry which must face the street; ~~and~~



D. ~~Have a minimum twenty-foot-by-twenty-foot double-car garage.~~ (Ord. 2395 § 4 (part), 2017; Ord. 2209 § 2 (part), 2008).

**20.06.288 Dwelling, triplex.**

“Triplex” or “triplex dwelling” means a dwelling designed with three dwelling units that are joined or connected on one or more sides by a common wall or walls and intended for use by three independent families. (Ord. 2539 § 7, 2023).

**20.06.289 Dwelling, twinhome.**

“Twinhome dwelling” means one single residence dwelling unit attached to one other single residence dwelling unit by a common vertical wall, with each dwelling unit located on a separate lot. (Ord. 2209 § 2 (part), 2008).

**20.06.290 Dwelling unit.**

“Dwelling unit” means a residential living unit that provides complete independent living facilities for one or more persons and that includes permanent provisions for living, sleeping, eating, cooking, and sanitation. (Ord. 2539 § 8, 2023; Ord. 2209 § 2 (part), 2008; Ord. 2155 § 1 (part), 2005; Ord. 2024 § 1 (part), 1999).

**20.06.300 Easement.**

“Easement” means a recorded right or interest in the land of another, which entitles the holder thereof to some use, privilege or benefit out of or over such land. (Ord. 2209 § 2 (part), 2008; Ord. 2155 § 1 (part), 2005; Ord. 2024 § 1 (part), 1999).

**20.06.300.5 Efficiency dwelling unit.**

“Efficiency dwelling unit, studio apartment, or single-room housing” means a dwelling unit where all permanent provisions for living, sleeping, eating, and cooking are contained in a single room. (Ord. 2539 § 9, 2023).

**20.06.301 Emergency housing.**

“Emergency housing” according to RCW [84.36.043](#) means a project that provides housing and supportive services to homeless persons or families for up to sixty days. It also means a facility whose primary purpose is to provide temporary or transitional shelter and supportive services to the homeless in general or to a specific population of the homeless for no more than sixty days according to WAC [458-16-320](#). (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.301.5 Emergency shelter.**

“Emergency shelter” means a facility that provides a temporary shelter for individuals or families who are currently homeless. An emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations. (Ord. 2476 § 1, 2021).

**20.06.302 Enhanced services facility.**

“Enhanced services facility” as defined in Chapter [70.97](#) RCW means a facility that provides treatment and services to persons for whom acute inpatient treatment is not medically necessary and who have been determined by the Department (Department of Social and Health Services, DSHS) to be inappropriate for placement in other licensed facilities due to the complex needs that result in behavioral and security issues. Where an enhanced services facility specializes in medically fragile persons with mental disorders, the on-site staff must include at least one licensed nurse twenty-four hours per day. The nurse must be a registered nurse for at least sixteen hours per day. If the nurse is not a registered nurse, a registered nurse or a doctor must be on call during the remaining eight hours. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.305 Essential public facilities.**

“Essential public facility” means a facility providing public services, or publicly funded services that is difficult to site or expand and which meets any of the following criteria: meets the Growth Management Act definition of an essential public facility (EPF), at RCW 36.70A.200, as now existing or hereafter

amended, is on the State, Lewis County or City list of essential public facilities, serves a significant portion of the County or region, or is part of a County-wide or multi-county service system, and is difficult to site or expand. Essential public facilities include those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both 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, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.

(b) Unless a facility is expressly listed in (a) of this subsection, essential public facilities do not include facilities that are operated by a private entity in which persons are detained in custody under process of law pending the outcome of legal proceedings but are not used for punishment, correction, counseling, or rehabilitation following the conviction of a criminal offense. Facilities included under this subsection (1)(b) shall not include facilities detaining persons under RCW 71.09.020 (7) or (16) or chapter 10.77 or 71.05 RCW.

~~“Essential public facilities” means those facilities that are typically difficult to site, as defined in RCW 36.70A.200 and WAC 365-196-560, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, and inpatient facilities including substance abuse facilities, mental health facilities, group homes, enhanced services facilities, and secure community transition facilities as defined in RCW 71.09.020. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020; Ord. 2209 § 2 (part), 2008).~~

#### **20.06.310 Enforcing officer.**

“Enforcing officer” means the city manager or the person designated by the city manager to enforce the provisions of this title. (Ord. 2209 § 2 (part), 2008; Ord. 2155 § 1 (part), 2005; Ord. 2024 § 1 (part), 1999).

#### **20.06.315 Existing building.**

“Existing building” means a building that received a certificate of occupancy at least three years prior to any permit application. (Ord. 2553 § 1, 2024).

#### **20.06.320 Family.**

“Family” means a group of individuals not necessarily related by blood, marriage, adoption, or guardianship living together in a dwelling unit as a single housekeeping unit. For purposes of this title, “family” does not include any society, club, fraternity, sorority, association, lodge, federation, or like organizations; or any group of individuals who are in a group living arrangement as a result of criminal offenses.

A family can also be one person; two or more persons related by blood, marriage or adoption; a group of two or more disabled residents protected under the Federal Fair Housing Act, who are not related by blood, marriage or adoption, living together as a single housekeeping unit; or a group living arrangement where five or fewer residents receive supportive services such as counseling, foster care or medical supervision at the dwelling unit by a resident or nonresident staff. For purposes of this definition, minors living with at least one parent or guardian shall not be counted as part of the maximum number of residents. (Ord. 2209 § 2 (part), 2008; Ord. 2155 § 1 (part), 2005; Ord. 2024 § 1 (part), 1999).

**20.06.325 Family day care provider or family home provider.**

“Family day care provider or family home provider” means a child care provider who regularly provides early childhood education and early learning services for not more than 12 children at any given time in the provider's home in the family living quarters as defined in RCW 43.216.010.

**20.06.330 Federal.**

“Federal” means the government of the United States. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.335 Floodplain.**

That area designated as a floodplain on the most recent Flood Insurance Rate Map (FIRM), for the city of Centralia, prepared by the Federal Emergency Management Agency (FEMA). (Ord. 2209 § 2 (part), 2008).

**20.06.340 Floor area.**

“Floor area” means the area included within the surrounding walls of a building (or portion thereof), exclusive of vent shafts or courts. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.345 Foster home.**

“Foster home” means a dwelling unit in which foster care is provided for unrelated persons as part of the family and the dwelling unit is governed by the state foster care home licensing provisions and conducted in accordance with state requirements. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.348 Garage.**

“Garage” means a private residential structure providing space for the parking of motor vehicles and enclosed on all sides. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 1 (part), 2006).

**20.06.350 Garage, public.**

“Public garage” means a building other than a private garage used for the care and repair of motor vehicles or where such vehicles are parked or stored for compensation, hire or sale. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.355 Geologically hazardous areas.**

“Geologically hazardous areas” means areas susceptible to erosion, sliding, earthquake, or other geological events. They pose a threat to the health and safety of citizens when incompatible commercial, residential, or industrial development is sited in areas of significant hazard as per WAC 365-190-120.

**20.06.360 Grade, average.**

“Average grade” means the average of the nature of existing topography at the center of all exterior walls of a building or structure to be placed on a site. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.361 Group home.**

“Group home” means an adult family home. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

“Group home” means a place of residence for the handicapped, physically or mentally disabled, developmentally disabled, homeless, or otherwise dependent persons. Group Homes are intended to provide residential facilities in a home-like environment. Such homes range from licensed establishments operated with 24 hour supervision to non-licensed facilities offering only shelter. They may not include correctional facilities (except as authorized by chapters 137-56 and 137-57 WAC for work/training release programs), nursing homes, Type III group care facilities, foster family homes, or adult family homes as defined by the Washington State Department of Social and Health Services or its successor agency. Group homes include, but are not limited to the following:

- (a) Confidential Shelters or emergency shelter for domestic violence. Shelters for victims of domestic violence as defined and regulated in chapter 70.123 RCW and chapter 388-61A WAC. Such facilities are characterized by a need for confidentiality.

(b) Home for the Disabled. A home or other facility which provides board and domiciliary care to individuals who, by reason of infirmity, require such care. An infirmity may be based on conditions including, but not limited to, physical handicap, mental illness, and other developmental disabilities. These group homes are a type of boarding home, as defined and regulated in chapter 18.20 RCW. However, boarding homes serving the aged infirm are not included in this definition.

(c) Group Home for Youth. Any home maintained and operated for the care of children on a 24 hour basis as defined and regulated in chapter 388-73 WAC and chapter 74.15 RCW.

(d) Group Home for Offenders. A home or other facility operated for housing and supervision of work/training release residents during their stay in a work/training release program as defined and regulated in chapters 137-56 and 137-57 WAC.

#### **20.06.361.5 Harm reduction programs.**

“Harm reduction programs” means programs that emphasize working directly with people who use drugs to prevent overdose and infectious disease transmission, improve the physical, mental, and social well-being of those served, and offer low threshold options for accessing substance use disorder treatment and other services as defined in RCW 36.70A.200.

#### **20.06.362 Health services.**

“Health services” means establishments providing support to medical professionals and their patients. (Ord. 2209 § 2 (part), 2008).

#### **20.06.365 Hearing examiner.**

“Hearing examiner” means the hearing examiner of the city of Centralia. (Ord. 2209 § 2 (part), 2008; Ord. 2155 § 1 (part), 2005).

#### **20.06.368 Historic district.**

“Historic district” means a district, zone or area designated by a local, state or federal authority within which the buildings, structures, appurtenances, and places are of basic and vital importance because of their association with history; or because of their unique architectural style and scale, including color, proportion, form and architectural detail; or because of their being a part of or related to a square, park or area, the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on cultural, historical, or architectural motives or purposes. (Ord. 2209 § 2 (part), 2008).

#### **20.06.369 Homeless.**

“Homeless” according to RCW [84.36.043](#) means persons, including families, who, on one particular day or night, do not have decent and safe shelter nor sufficient funds to purchase or rent a place to stay. It also means a person, persons, family, or families who do not have fixed, regular, adequate, or safe shelter nor sufficient funds to pay for such shelter according to WAC [458-16-320](#). (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.06.370 Home occupation.**

For a definition of “home occupation,” see Chapter [20.69](#) CMC. (Ord. 2209 § 2 (part), 2008; Ord. 2155 § 1 (part), 2005; Ord. 2024 § 1 (part), 1999).

#### **20.06.372 Hospital.**

“Hospital” as defined in Chapter [70.41](#) RCW means any institution, place, building, or agency which provides accommodations, facilities and services over a continuous period of twenty-four hours or more, for observation, diagnosis, or care, of two or more individuals not related to the operator who are suffering from illness, injury, deformity, or abnormality, or from any other condition for which obstetrical, medical, or surgical services would be appropriate for care or diagnosis. “Hospital” as used in this title does not include hotels, or similar places furnishing only food and lodging, or simply domiciliary care; nor does it include clinics, or physician’s offices where patients are not regularly kept as bed patients for twenty-four

hours or more; nor does it include nursing homes, as defined and which come within the scope of Chapter [18.51](#) RCW; nor does it include birthing centers, which come within the scope of Chapter [18.46](#) RCW; nor does it include psychiatric hospitals, which come within the scope of Chapter [71.12](#) RCW; nor any other hospital, or institution specifically intended for use in the diagnosis and care of those suffering from mental illness, intellectual disability, convulsive disorders, or other abnormal mental condition. Furthermore, nothing in this chapter or the rules adopted pursuant thereto shall be construed as authorizing the supervision, regulation, or control of the remedial care or treatment of residents or patients in any hospital conducted for those who rely primarily upon treatment by prayer or spiritual means in accordance with the creed or tenets of any well recognized church or religious denominations. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.373 Hotel.**

“Hotel” means a building or portion of a building that (A) is kept, used, maintained, advertised, and held out to the public to be a place to obtain temporary lodging for pay and (B) contains sleeping units or dwelling units for the accommodation of transient guests. (Ord. 2553 § 2, 2024).

**20.06.375 Impervious surface/area.**

“Impervious surface/area” means a surface that has been compacted or covered with a layer of material or a building or structure so that it is highly resistant to infiltration by water. (Ord. 2209 § 2 (part), 2008).

**20.06.380 Kennel.**

“Kennel” means any place where more than four dogs and/or cats, or other canines or felines, beyond the age of four months, are kept. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.382 Live work unit.**

“Live work unit” means a structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner’s employee, and that person’s household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises. (Ord. 2501 § 1, 2022).

**20.06.385 Long-term care facility.**

“Long-term care facility” as defined in RCW [43.190.020](#) means any of the following:

A. A facility which:

1. Maintains and operates twenty-four-hour skilled nursing services for the care and treatment of chronically ill or convalescent patients, including mental, emotional, or behavioral problems, intellectual disabilities, or alcoholism;
2. Provides supportive, restorative, and preventive health services in conjunction with a socially oriented program to its residents, and which maintains and operates twenty-four hour services including board, room, personal care, and intermittent nursing care. “Long-term care facility” includes nursing homes and nursing facilities, but does not include acute care hospital or other licensed facilities except for that distinct part of the hospital or facility which provides nursing facility services.

B. Any family home, group care facility, or similar facility determined by the secretary, for twenty-four-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

C. Any swing bed in an acute care facility. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.390 Lot.**

“Lot” means a platted or unplatted parcel of land unoccupied, occupied or intended to be occupied by a principal use or building and accessory buildings, together with all yards, open spaces and setbacks required by this title. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.400 Lot area.**

“Lot area” means the total land space or area contained within the boundary lines of any lot, tract or parcel of land and may be expressed in square feet or acres. Private street access easements or rights-of-way shall not be included in the lot area calculations for minimum lot size. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2106 § 1, 2003: Ord. 2024 § 1 (part), 1999).

**20.06.410 Lot, corner.**

“Corner lot” means a lot that abuts two or more intersecting private or public streets. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2106 § 2, 2003: Ord. 2024 § 1 (part), 1999).

**20.06.420 Lot depth.**

“Lot depth” means the horizontal distance between the front lot line and the rear lot line measured within the lot boundaries. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.423 Lot, flag.**

“Flag lot” means a lot not fronting on or abutting a public road and where access to the public road is by a narrow, private right-of-way or where the street frontage of the lot is less than the lot width required by this code which would result in a narrow portion of the property being used as access to the main portion of the lot. (Ord. 2209 § 2 (part), 2008).

**20.06.425 Lot line.**

A. Front. “Front lot line” means that boundary of a lot which is located along an existing or dedicated public street, or, where no public street exists, along a public right-of-way or private way. The front is the direction in which the front door on the principal building faces, except as follows:

1. Corner Lot. The front shall be the direction in which the front door on the principal building faces and the other shall be the corner side lot line.
2. Through or Double Frontage Lot. The lot line which is obviously the front by reason of the prevailing custom of the other buildings on the block and the direction in which the front door on the principal building faces. The other street frontage shall be a rear lot line. Where such property line is not obviously evident, the city planner shall determine the front property line.

B. Rear. The lot line most nearly opposite the front property line or, if the front property is a curved line, to a line tangent to the front property line at its midpoint.

C. Side. Those other lot lines not defined as a front or rear lot line. (Ord. 2209 § 2 (part), 2008).

**20.06.440 Lot, interior.**

“Interior lot” means a lot that has frontage on one street only. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.470 Lot width.**

“Lot width” means the horizontal distance between the side lot lines measured at the building line. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.473 Low income household.**

As defined by RCW [36.130.010](#)(4), “low income household” means a single person, family or unrelated persons living together whose adjusted income is less than eighty percent of the median family income, adjusted for household size, for the county where the affordable housing development is located. (Ord. 2456 § 4, 2020).

**20.06.474 Major pedestrian corridor.**

“Major pedestrian corridor” means any sidewalk, trail, street, or other right-of-way that is (A) located within a commercial zoning district, or (B) classified as an arterial or collector street. (Ord. 2553 § 3, 2024).

**20.06.475 Manufactured home.**

“Manufactured home” ~~means a single-family home~~ means a single-family dwelling built according to the [Department of Housing and Urban Development Manufactured Home Construction and Safety Standards Act, which is a national, preemptive building code](#) which:



- A. Is comprised of at least two fully enclosed parallel sections each of not less than twelve feet wide by thirty-six feet long;
- B. Was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof of not less than 3:12 pitch;
- C. Has exterior siding similar in appearance to siding material commonly used on site-built single-family homes built according to the International Building Code;
- D. Has a porch with a covering over the front entry which must face the street; and
- ~~E. Has a minimum of a double-car garage.~~

~~1. An attached garage is required if not accessed from an alley.~~ (Ord. 2209 § 2 (part), 2008: Ord. 2198 § 3, 2007: Ord. 2178 § 1 (part), 2006).

#### **20.06.477 Manufactured home -new.**

~~“Manufactured home - new” means any manufactured home required to be titled under RCW Title 46, which has not been previously titled to a retail purchaser, and is not a used mobile home or park model trailer as defined in RCW 82.45.032(2).~~

#### **20.06.480 Mobile home.**

“Mobile home” means a transportable, factory-built home designed and intended to be used as a year-round dwelling, and built prior to the enactment of the Federal Manufactured Housing and Safety Standards Act of 1974. Mobile homes are no longer built, and their placement in this community is prohibited. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 3, 2006: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.490 Manufactured home park.**

For a definition of “manufactured home park,” see Chapter [20.63](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 4, 2006: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.500 Manufactured home subdivision.**

For a definition of “manufactured home subdivision,” see Chapter [20.63](#) CMC. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 5, 2006: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.503 Model home.**

~~A home or homes used for the purpose of advertising various floor plans and styles of architecture found within a residential subdivision. Model homes are usually located on-site and are occupied only by a sales representative.~~

#### **20.06.505 Modular home.**

~~“Modular home” as defined by RCW 46.04.303 means a factory-assembled structure designed primarily for use as a dwelling when connected to the required utilities that include plumbing, heating, and electrical systems contained therein, does not contain its own running gear, and must be mounted on a permanent foundation. A modular home does not include a mobile home or manufactured home.~~

#### **20.06.507 Modular unit.**

~~“Modular unit” means a factory-fabricated transportable building unit designed to be used by itself or to be incorporated with similar units at a building site into a modular structure to be used for residential, commercial, educational, or industrial purposes. A modular unit shall be built to comply with the building code as adopted in CMC Title 18.~~

#### **20.06.510 Hotel/motel.**

~~Repealed by Ord. 2553.~~ (Ord. 2374 § 1, 2016: Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.520 Nonconforming building or structure.**

“Nonconforming building or structure” means a structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning ordinance. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.530 Nonconforming lot.**

“Nonconforming lot” means a parcel of land, a lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning ordinance. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.540 Nonconforming use.**

“Nonconforming use” means a use or activity that was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning ordinance. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.542 Nursing home or skilled nursing facility.**

“Nursing home” or “skilled nursing facility” means a facility licensed by the Washington State Department of Social and Health Services under Chapter [18.51](#) RCW which means any home, place or institution which operates or maintains facilities providing convalescent or chronic care, or both, for a period in excess of twenty-four consecutive hours for three or more patients not related by blood or marriage to the operator, who by reason of illness or infirmity are unable properly to care for themselves. Convalescent and chronic care may include but not be limited to any or all procedures commonly employed in waiting on the sick, such as administration of medicines, preparation of special diets, giving of bedside nursing care, application of dressings and bandages, and carrying out of treatment prescribed by a duly licensed practitioner of the healing arts. It may also include care of mentally incompetent persons. It may also include community-based care. Nothing in this definition shall be construed to include general hospitals or other places which provide care and treatment for the acutely ill and maintain and operate facilities for major surgery or obstetrics, or both. Nothing in this definition shall be construed to include any assisted living facility, guest home, hotel or related institution which is held forth to the public as providing, and which is operated to give, only board, room and laundry to persons not in need of medical or nursing treatment or supervision except in the case of temporary acute illness. The mere designation by the operator of any place or institution as a hospital, sanitarium, or any other similar name, which does not provide care for the acutely ill and maintain and operate facilities for major surgery or obstetrics, or both, shall not exclude such place or institution from the provisions of this title; provided, that any nursing home providing psychiatric treatment shall, with respect to patients receiving such treatment, comply with the provisions of RCW [71.12.560](#) and [71.12.570](#). (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.550 Open space.**

“Open space” means that portion of a lot or parcel not developed or built upon or occupied by buildings, parking areas, driveways and the like; generally the front, rear and side yards of a lot. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.560 Open space, common.**

“Common open space” means that portion of a lot or parcel not developed, built upon or occupied by buildings, parking areas, driveways and the like; other than minimal appurtenances such as walkways designed and intended to make such open space usable and accessible, and the use of which is intended for and accessible to all of the persons residing in the development of which the open space is a part. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.570 Parking area.**

“Parking area” means an open area, other than a street or alley, which contains one or more parking spaces, and the aisles which provide the access to such spaces. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.580 Parking space.**

“Parking space” means an unobstructed space or area other than a street or alley which is permanently reserved and maintained for the parking of one or more vehicles. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.585 Permanent supportive housing.**

“Permanent supportive housing” means subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing must be paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness or was at imminent risk of homelessness prior to moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident’s health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing shall be subject to all of the rights and responsibilities defined in Chapter 59.18 RCW (Residential Landlord-Tenant Act of 1973). (Ord. 2531 § 1, 2023; Ord. 2467 § 1, 2021).

**20.06.590 Planning commission.**

“Planning commission” means the city planning commission of the city of Centralia. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.592 Porch.**

“Porch” means a roofed, open or closed sided structure, which may be screened, and is attached to or part of a building and sheltering an entrance. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 1 (part), 2006).

**20.06.600 Principal use.**

“Principal use” means the specific and primary purpose for which land or building is occupied, arranged, designed or intended, or for which either land or building is or may be occupied or maintained. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.610 Property line.**

“Property line” means a line bounding and indicating the ownership, or intended ownership, of a parcel of land. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.611 Qualified Professional.**

“Qualified professional” means a person with experience and training in the pertinent scientific discipline, and who is a qualified scientific expert with expertise appropriate for the relevant critical area subject in accordance with WAC 365-195-905. A qualified professional must have obtained a B.S. or B.A. or equivalent degree in biology, engineering, environmental studies, fisheries, geomorphology, or related field, and have at least five years of related work experience.

a) A qualified professional for wetlands must be a professional wetland scientist with at least two years of full-time work experience as a wetlands professional, including delineating wetlands using the federal manuals and supplements, preparing wetlands reports, conducting function assessments, and developing and implementing mitigation plans.

b) A qualified professional for habitat must have a degree in biology or a related degree and professional experience related to the subject species.

c) A qualified professional for a geological hazard must be a professional engineer or geologist, licensed in the state of Washington.

d) A qualified professional for critical aquifer recharge areas means a hydrogeologist, geologist, engineer, or other scientist with experience in preparing hydrogeologic assessments.

**20.06.612 Roof.**

“Roof” means the outside top covering of a building. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 1 (part), 2006).

#### **20.06.620 Recreational vehicle.**

A. Recreational vehicles as defined in Chapter [46.04](#) RCW, as now in force or hereafter amended, added to or deleted from, is adopted.

1. “Park trailer” or “park model trailer” as described in RCW [46.04.622](#) means a travel trailer designed to be used with temporary connections to utilities necessary for operation of installed fixtures and appliances. The trailer’s gross area shall not exceed four hundred square feet when in the setup mode. “Park trailer” excludes a mobile home.
2. “Trailer” includes every vehicle without motive power designed for being drawn by or used in conjunction with a motor vehicle constructed so that no appreciable part of its weight rests upon or is carried by such motor vehicle, but does not include a municipal transit vehicle, or any portion thereof.
3. “Motor homes” as described in RCW [46.04.305](#) means motor vehicles originally designed, reconstructed, or permanently altered to provide facilities for human habitation, which include lodging and cooking or sewage disposal, and are enclosed within a solid body shell with the vehicle, but excludes a camper or like unit constructed separately and affixed to a motor vehicle.
4. “Camper” as described in RCW [46.04.085](#) means a structure designed to be mounted upon a motor vehicle which provides facilities for human habitation or for temporary outdoor or recreational lodging and which is five feet or more in overall length and five feet or more in height from its floor to its ceiling when fully extended, but shall not include motor homes as defined in RCW [46.04.305](#).

For the purposes of this code, tents, tent trailers and campers do not meet the requirements for recreational vehicles that are to be used for temporary secondary residences for hardships as referenced in CMC [20.63.035](#). (Ord. 2209 § 2 (part), 2008: Ord. 2171 § 4, 2006: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.630 Recreational vehicle park.**

“Recreational vehicle park” means a parcel or tract of land having designated areas for rent to one or more persons for temporary parking or placement of a recreational vehicle as opposed to permanent year-round occupancy. The maximum time any recreational vehicle may stay at a park shall be thirty consecutive days. The recreational vehicle shall then leave the park for a minimum of ten calendar days before any additional stays. The maximum time a recreational vehicle shall be allowed to stay at the RV park is one hundred eighty days during any twelve-month period. The only exemption shall be, if the resident manager/owner resides at the RV park, the resident manager/owner may live there year-round while serving in that capacity. (Ord. 2374 § 2, 2016: Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.640 Recreational vehicle site.**

“Recreational vehicle site” means an area designated for rent for the parking or placement of a single recreational vehicle. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.650 Recycling center/salvage yard.**

“Salvage yard” means a place where waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, cleaned, packed, disassembled or handled. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

#### **20.06.655 Residential treatment facility.**

“Residential treatment facility” or “RTF” as defined in WAC [246-337-005](#) means a facility in which twenty-four-hour on-site care is provided for the evaluation, stabilization, or treatment of residents for substance use, mental health, co-occurring disorders, or for drug-exposed infants. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.06.660 Section.**

“Section” means any of the various sections of this title, unless otherwise clearly indicated by the context. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.662 Secure community transition facility.**

"Secure community transition facility" means a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250(1)(a)(i) and any community-based facilities established under this chapter and operated by the secretary or under contract with the secretary.

**20.06.665 Self-storage facilities or storage units.**

"Self-storage facilities" or "storage units" means a building or group of buildings containing separate, individual, and private storage spaces of varying sizes used for storing household or personal items, that are available to lease or rent for varying periods of time. No business activities other than rental of storage shall be conducted on the premises. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005).

**20.06.667 Short-term rental.**

"Short-term rental" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or a portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights. (This definition has the same meaning as RCW 64.37.010(9))

**20.06.668 Short-term rental - Homestay.**

"Short-term rental – Homestay" means a lodging use, that is not a hotel or motel or bed and breakfast, in which a dwelling unit, or a portion thereof, is offered or provided to a guest by a short-term rental operator for a fee for fewer than thirty consecutive nights. (This definition has the same meaning as RCW 64.37.010(9))

**20.06.669 Short-term rental – vacation rental.**

"Short-term rental – Vacation Rental means a type of short-term rental wherein an entire dwelling unit or portion thereof is rented and there is no property owner or long-term tenant residing in that dwelling unit.

**20.06.670 Signs.**

See CMC [18.24.020](#) for definition. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.674 Single room occupancy.**

"Single-Room Occupancy" means a building consisting of dwellings of one room and with shared bathroom facilities, and cooking facilities that are either in the room or shared.

**20.06.676 Site-built home.**

"Site-built home" means a dwelling that is constructed on the site where it will be used. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 1 (part), 2006).

**20.06.680 State.**

"State" means the state of Washington. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.690 Street.**

"Street" means the entire width between the boundary lines of every way which provides public use for the purpose of vehicular and pedestrian traffic and the placement of utilities and includes the terms "road," "highway," "lane," "place," "avenue" or other similar designations. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.700 Structure.**

"Structure" means anything erected, the use of which has fixed location on or in the ground, or attachment to something having fixed location on the land, including, but not limited to, buildings, fences, signs and walls. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).



**20.06.702 Supportive housing facilities.**

“Supportive housing facilities” include emergency housing, emergency shelters, enhanced services facilities, permanent supportive housing, and transitional housing located in buildings or other permanent structures. (Ord. 2531 § 2, 2023).

**20.06.705 Temporary use.**

“Temporary use” means a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period. (Ord. 2209 § 2 (part), 2008).

**20.06.705.5 Townhome or townhouse.**

“Townhome or townhouse” means a single-family dwelling unit which is part of a group of two or more such units separated by a completely independent structural wall (including utilities in separate walls), extending from the ground to the roof in accordance with the applicable Building Code and which has no doors, windows or other provisions for human passage or visibility through the wall. In certain zoning districts, such dwelling units are platted with common side and/or rear property lines between the structural walls.

**20.06.706 Transient.**

“Transient” means an occupancy, residency, or use of not more than thirty consecutive days. (Ord. 2553 § 5, 2024).

**20.06.707 Transitional housing.**

“Transitional housing” as per RCW [84.36.043](#) means a project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living. It also means a facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing according to WAC [458-16-320](#). (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.06.710 Use district.**

“Use district” means a specific zoned area or district designated on the official zoning map. Such area is subject to all the regulations applicable to the districts that are contained in this title. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.720 Variance.**

“Variance” means a modification of the regulations because of the unusual nature, shape, exceptional topographic conditions or extraordinary situation or conditions connected with a specific piece of property, where the literal enforcement of this title would pose undue hardship unnecessary in carrying out the spirit of this title. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.725 Very low income household.**

As defined by RCW [43.63A.510](#)(1)(b), “very low income household” means a single person, family, or unrelated persons living together whose income is at or below fifty percent of the median income, adjusted for household size, for the county where the affordable housing is located. (Ord. 2456 § 5, 2020).

**20.06.730 Vision clearance area.**

“Vision clearance area” means a triangular area on a lot at the intersection of two streets, or a street and an alley, or a street and a railroad, two sides of which are lot lines measured from their corner intersection for a distance specified in this title. The third side of the triangle is a line across the corner of the lot joining the ends of the other two sides. Where the lot lines at an intersection have rounded corners, the lot lines will be extended in a straight line to a point of intersection. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.735 Warehouse facilities.**

“Warehouse facilities” means a building or group of buildings used primarily for the storage and/or distribution of commodities, equipment, goods, materials, and products. The permitting of open storage at



warehouse facilities is a function of the specific zone in which the facilities are located and may require a conditional use permit. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020: Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005).

**20.06.737 Wireless communication facilities (WCF).**

“Wireless communication facilities (WCF)” means facilities for the transmission and reception of radio or microwave signals used for communication, cellular phone, personal communications services, specialized mobile radio, paging, and any other services licensed by the FCC and unlicensed wireless services including but not limited to associated equipment shelters, support towers, and antenna arrays. The following shall not be considered WCFs:

- A. Industrial processing equipment and scientific or medical equipment using frequencies regulated by the FCC.
- B. Licensed amateur (ham) radio antennas and low power radio towers under one hundred feet in height.
- C. Television antennas and satellite dish antennas for reception within individual homes or businesses.
- D. Temporary WCFs placed in service during an emergency declared by a governmental agency. (Ord. 2374 § 3, 2016: Ord. 2346 § 1, 2015).

**20.06.740 Yard.**

“Yard” means an open space on a lot which is unobstructed from the ground upward except as otherwise provided in this title. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.750 Yard, front.**

“Front yard” means an open space between side lot lines and measured horizontally from the front lot line at right angles to the front lot line to the nearest point of the building. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.760 Yard, rear.**

“Rear yard” means an open space between side lot lines and measured horizontally and at right angles from the rear lot line to the nearest point of the building. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.770 Yard, side.**

“Side yard” means an open space between a building and the side lot line measured horizontally and at right angles from the side lot line to the nearest point of the building. (Ord. 2209 § 2 (part), 2008: Ord. 2155 § 1 (part), 2005: Ord. 2024 § 1 (part), 1999).

**20.06.775 Zoning district.**

“Zoning district” means a specifically delineated area or district in a municipality within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings. (Ord. 2209 § 2 (part), 2008).

## Chapter 20.21 RESIDENTIAL ZONING DISTRICTS

### Sections:

- [20.21.010 Intent.](#)
- [20.21.020 Permitted uses.](#)
- [20.21.030 Prohibited uses.](#)
- [20.21.040 Accessory dwelling units.](#)
- [20.21.045 Residential sidewalks.](#)
- [20.21.050 Residential development standards.](#)
- [20.21.060 Residential setbacks.](#)
- [20.21.070 Residential building height.](#)
- [20.21.080 Accessory building setbacks.](#)
- [20.21.090 Off-street parking.](#)
- [20.21.100 Landscaping, buffering, fencing, and solid waste receptacles.](#)
- [20.21.110 Design and development guidelines.](#)
- [20.21.120 Infill developments.](#)
- [20.21.130 Individual lots.](#)
- [20.21.140 Environmental performance standards.](#)
- [20.21.150 Developments of lots not on sewer.](#)
- [20.21.160 Street improvements.](#)
- [20.21.170 Stormwater runoff.](#)
- [20.21.180 Site plan review.](#)
- [20.21.190 Co-housing.](#)
- [20.21.200 Courtyard apartments.](#)
- [20.21.210 Cottage housing.](#)

### 20.21.010 Intent.

It is the intent of this chapter to:

A. Enhance the residential quality of the city by providing a high standard of development for residential areas of:

1. Rural residential – R-5A zoning district.
2. [Medium rural residential – R-2A zoning district.](#)
3. Very low density – R:2 zoning district.
4. Low density – R:4 zoning district.
5. Moderate density – R:8 zoning district.
6. Medium-high density – R:15 zoning district.
7. High density – R:20 zoning district.

B. Guide residential development to those areas where:

1. Public sewers are in place prior to residential building construction; or
2. Where sewers can be extended; or

3. Where new technology in the processing of domestic sewerage makes residential development in unsewered areas environmentally acceptable;
- C. Permit a wide range of housing choices;
- D. Make residential developments available to those persons who may prefer such housing because of personal or financial circumstances;
- E. Preserve within developments open space and related amenities;
- F. Guide development of residential areas in such manner as to encourage and plan for the availability of public services and community facilities such as utilities, police and fire protection, streets, schools, parks and recreation;
- G. Protect and preserve environmentally sensitive lands which face building constraints due to environmental hazards such as flooding, steep slopes, wetlands, and shorelines. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.020 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.
- 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 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.030 Prohibited uses.**

Uses other than those identified or described in CMC [20.21.020](#) CMC are prohibited. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.040 Accessory dwelling units.**

- A. Up to two accessory dwelling units may be created on a single lot in permitted zoning districts. The accessory dwelling unit may be detached or attached and may be created by conversion of or addition to either the primary dwelling on the lot or a legal accessory building.

- B. Accessory dwelling units are not permitted in locations where development is restricted under any other federal, state, or local laws, rules, or regulations as a result of physical proximity to on-site sewage system infrastructure, critical areas, or other unsuitable physical characteristics of a property. Critical areas include those specified in CMC Title [16](#) and any associated buffer areas.
- C. Mobile homes, recreational vehicles, travel trailers, park models, and any other wheeled vehicles or transportable structures shall not be used as an accessory dwelling unit unless the vehicle or structure can meet all requirements of the city's building and zoning codes.
- D. The conversion or addition of accessory dwelling units shall comply with the following requirements:
1. Such conversion or addition shall not increase the maximum allowable building or development coverage of the lot.
  2. The conversion or addition shall comply with all rules and regulations of the building, plumbing, fire, and other applicable codes.
  3. A building permit and other applicable permits shall be obtained prior to construction of such conversion or addition.
  4. In the R:4, R:8, R:15, and R:20 zoning districts, accessory dwelling units shall connect to all city utilities. In the [R-5A, R-2A](#), and R:2 zoning districts, accessory dwelling units shall connect to city water and electric. Accessory dwelling units that are not required to connect to city sewer shall meet all of the requirements established by Lewis County that pertain to septic systems.
  5. Except as provided herein, the minimum setbacks shall be: front setback of twenty feet if located adjacent to the primary dwelling; rear setback of five feet; and side setbacks of five feet. If located on a corner lot, the accessory dwelling unit must meet the same setbacks as the primary dwelling, except for the rear setback which can be five feet.
    - a. Accessory dwelling units may be located at a lot line if the lot line abuts a public alley unless the city routinely plows snow on the alley.
    - b. Accessory dwelling units may be converted from an existing structure even if the structure does not meet current setback requirements.
  6. All accessory dwelling units shall comply with Chapter [20.72](#) CMC unless the units are within one-half mile walking distance of a major transit stop.
- E. Accessory dwelling units are not required to be owner-occupied.
- F. Home occupations are permitted in accessory dwelling units if the activity meets all of the requirements of Chapter [20.69](#) CMC.
- G. Accessory dwelling units shall not be considered a unit of density and, therefore, are not included in the density calculation for a residential property. (Ord. 2539 § 12, 2023; Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).
- H. An accessory dwelling unit shall not be over 1,000 square feet in size.
- I. The primary dwelling structure or non-accessory dwelling unit shall be at least 200 square feet or larger than accessory dwelling units. An exception to this requirement is if the pre-existing dwelling unit is less than 1,000 square feet in size, then all accessory dwelling units shall be smaller than the primary dwelling units.

J. The primary dwelling unit and one accessory dwelling unit may be connected to a 4-inch sewer lateral but shall be verified to be in good working condition or shall be upgraded. A primary dwelling unit and two accessory dwelling units shall connect to a 6-inch sewer lateral.

#### 20.21.045 Residential sidewalks.

A. In the, R:4, R:8, R:15, ~~and~~ R:20, and the LBD zoning districts, sidewalks shall be constructed across the length of lot frontage when a new single-family dwelling, ~~accessory dwelling unit~~, duplex, triplex, fourplex, or multifamily dwelling is constructed or the remodel, reconstruction, or alteration of an existing dwelling exceeds fifty percent of the structure's value.

B. In the ~~LBD~~, R:2, R-2A, and R-5A zoning districts, sidewalks shall be constructed across the length of lot frontage when a new single-family dwelling, ~~accessory dwelling unit~~, duplex, triplex, fourplex, or multifamily dwelling is constructed or when the remodel, reconstruction, or alteration of an existing dwelling exceeds fifty percent of the structure's value and (2) an existing sidewalk is within two hundred feet of the lot or parcel. (Ord. 2539 § 13, 2023).

#### 20.21.050 Residential development standards.

Zoning District	Density (units per acre)	Minimum Lot Area (square feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (percent)
R-5A	0 – 1 unit per 5 acres	217,800	100	10
<u>R-2A</u>	<u>0-1 unit per 2 acres</u>	<u>87,120</u>	<u>100</u>	<u>10</u>
R:2	0 – 2	21,780	100	25
R:4	0 – 4	10,890/ <del>16,000</del> <del>13,000</del> *	40	50
R:8	0 – 8	6,000/13,000/ <u>21,780</u> <sup>#</sup>	40	65
R:15	0 – 15	<del>6,000</del> /10,000/ <u>21,780</u> <sup>^</sup>	40	65
R:20	0 – 20	<del>6,000</del> /10,000/ <u>21,780</u> <sup>^</sup>	40	65
<p>* 10,890 square feet for a single-family dwelling <del>or</del> duplex, <del>or triplex</del>; <del>13,000</del> <u>16,000</u> square feet for a <u>tri-plex, or</u> fourplex <del>multiple-family dwelling</del></p> <p><sup>#</sup> 6,000 square feet for a single-family dwelling; <del>or</del> duplex, <del>or triplex</del>; 13,000 square feet for a <u>tri-plex, or a</u> fourplex; <u>21,780 for a or</u> multiple-family dwelling <u>with 5 to 12 units</u></p> <p><sup>^</sup> <del>6,000 square feet for a triplex</del>; 10,000 square feet for <u>a tri-plex, or a</u> fourplex; <u>21,780 for a or</u> multiple-family dwelling <u>with 5 to 12 units</u></p>				

(Ord. 2539 § 14, 2023; Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.21.060 Residential setbacks.**

Zoning District	Front Setback (feet)	Rear Setback (feet)	Non-Street Side Setback (feet)	Street Side Setback (feet)
R-5A	20	25	10	15 or 20 if the vehicle entrance of the garage
<u>R-2A</u>	<u>20</u>	<u>25</u>	<u>10</u>	<u>15 or 20 if the vehicle entrance of the garage</u>
R:2	20	25	10	15 or 20 if the vehicle entrance of the garage
R:4	20	25	5	15 or 20 if the vehicle entrance of the garage
R:8	20	25	5	15 or 20 if the vehicle entrance of the garage
R:15	20	25	5	15 or 20 if the vehicle entrance of the garage
R:20	20	25	5	15 or 20 if the vehicle entrance of the garage
Setback areas must be landscaped and remain open green space. See Chapter <a href="#">20.50</a> CMC for allowed groundcover, trees, shrubs, etc. Setbacks cannot contain any structures or paving unless specifically allowed by this code.				

(Ord. 2539 § 15, 2023; Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

**20.21.070 Residential building height.**

Zoning District	Maximum Building Height of Primary Structure (feet)	Maximum Building Height of Accessory Building to Peak (feet)
R-5A	35	24/30*
<u>R-2A</u>	<u>35</u>	<u>24/30*</u>
R:2	35	24/30*
R:4	35	24/30*
R:8	40	24/30*
R:15	60	24/30*
R:20	60	24/30*
* The maximum height for accessory buildings that contain an accessory dwelling unit shall be 30 feet. All other accessory buildings shall be limited to 24 feet.		

(Ord. 2539 § 16, 2023; Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).



#### 20.21.080 Accessory building setbacks.

Zoning District	Front Setback (feet)	Rear Setback (feet)	Non-Street Side Setback (feet)	Street Side Setback (feet)
R-5A	20	10	10	20
<del>R-2A</del>	<del>20</del>	<del>10</del>	<del>10</del>	<del>20</del>
R:2	20	5	5	15 or 20 if the vehicle entrance of the garage
R:4	20	5	5	15 or 20 if the vehicle entrance of the garage
R:8	20	5	5	15 or 20 if the vehicle entrance of the garage
R:15	20	5	5	15 or 20 if the vehicle entrance of the garage
R:20	20	5	5	15 or 20 if the vehicle entrance of the garage

(Ord. 2539 § 17, 2023; Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### 20.21.090 Off-street parking.

Off-street parking shall be provided in accordance with Chapter [20.72](#) CMC. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### 20.21.100 Landscaping, buffering, fencing, and solid waste receptacles.

Landscaping shall be provided in accordance with Chapter [20.50](#) CMC. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### 20.21.110 Design and development guidelines.

Developments shall comply with the requirements of CMC [18.10.030](#), Design and Development Guidelines manual. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### ~~20.21.120 Infill developments.~~

~~For unplatted parcels of less than one acre, properties may be divided into the maximum number of lots the minimum lot size will permit, provided said lot has infrastructure available to it to support the lots being created and provided created lots are not less than the average lot size of adjacent developed lots. All residential development on an infill lot shall require site plan review. The intent in conducting site plan review shall be to promote compatibility between the new and existing residential development as infill occurs. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).~~

#### **20.21.130 Individual lots.**

Every detached single-family dwelling or other residential building shall be located on its own lot, with the exception of ~~a accessory secondary dwelling units~~. Creation of a lot or lots shall meet all requirements of the ~~zoning ordinance~~, subdivision, and short plat code. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.140 Environmental performance standards.**

- A. Permitted uses shall create no noise, emissions, odors or other nuisances which are demonstrably disruptive or disturbing to other residences in the area, or which are of a quality or quantity not normally associated with residential use.
- B. The construction of accessory buildings shall be complementary to the basic architectural character of the main building on the lot and appropriate to the accessory use.
- C. Conditional uses shall comply with the development standards described for such uses in Chapter [20.87](#) CMC.
- D. All uses shall comply with the applicable environmental performance standards of Chapter [20.57](#) CMC.
- E. All structures shall comply with the floodplain management requirements of Chapter [16.21](#) CMC. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.150 Developments of lots not on sewer.**

Areas without sewer must be developed in a manner that maintains long-term potential to achieve urban densities and efficient provision of sewer once sewer becomes available. Areas developing without sewer must meet the following requirements:

- A. The Lewis County environmental health department must review and approve plans for alternative sewage disposal.
- B. Lots must be in a configuration that results in urban sized lots.
- C. Subdivisions and short subdivisions must have a statement on the face of the plat or short plat that when sewer becomes available to the area clustered lots shall hook up to the sewer at each lot owner's expense. Such requirements shall also be provided for in protective covenants. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.160 Street improvements.**

For all developments with ~~a more than duplex, triplex, four-plex, or multiple family dwellings three dwelling units~~ on one lot, curbs, gutters, sidewalks, and street lighting shall be provided in compliance with Chapter [18.10](#) CMC, Design and Development Guidelines. ~~An exception to this requirement is the addition of one or two accessory dwelling units to the principal residential dwelling as per RCW 36.70A.681 (I).~~ (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.170 Stormwater runoff.**

Stormwater management is required and shall comply with the city's stormwater requirements in Chapter 18.10 CMC, Design and Development Guidelines. Stormwater generated on site shall not cause pollution to any surface or ground waters, or violate local, state, or federal standards governing the quality of such waters. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.180 Site plan review.**

All residential projects with more than one unit, or an accessory dwelling unit, and nonresidential uses will be required to go through the site plan review process to ensure compatibility with neighborhood architectural and design elements as per Chapter 20.84 CMC. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

#### **20.21.190 Co-living housing.**

A. Purpose. The purpose in providing for co-living is to authorize the development of rental homes affordable to people with moderate to low incomes that do not require any public funding, and to be consistent with RCW 36.70A.535. Co-living housing provides options for people who:

1. Wish to lower their housing expenses by paying less for a smaller home;
2. Prefer a living arrangement with shared community spaces that facilitate social connections; or
3. Want a low-cost, more private alternative to having a roommate in a traditional rental;

#### B. General Standards.

1. Co-living housing is a permitted use on any lot that allows at least four residential units, including mixed-use zones.
2. Room dimensional standards shall minimally meet the Washington State building code, including dwelling unit size, sleeping unit size, room area, and habitable space;
3. Co-living units may be provided in a mix of sizes and number of rooms;
4. Off-street parking shall be provided at a rate of 0.25 off-street parking spaces per sleeping unit but shall have no less than two stalls and not located in the front or side setback areas;

C. Co-housing campus developments are allowed in the districts specified in CMC 20.11 and subject to the following requirements:

1. Quantity, size, and use. Co-housing projects may contain any number of common structures; however, no more than two common structures shall exceed 800 square feet in size and none shall exceed 5,000 square feet in size. At least one common structure shall contain a dining room and kitchen large enough to serve at least 50 percent of the development's residents at a time based upon occupancy of one person per bedroom, and at least one of the following: a children's day care center, mail boxes for a majority of the residents, recreational facilities (such as pool tables or exercise equipment), laundry facilities, or a meeting room available for the use of all residents.
2. Location. Common structures may be located in all developable portions of the site (e.g., excluding critical areas and their associated buffers and required building setback areas). However, within 40 feet of the site's perimeter or a public street extending through the site, no more than two common or accessory structures may be contiguous to one another (i.e., uninterrupted by a dwelling or a landscaped open space with no dimension less than 40 feet). This requirement does not apply to structures which would not be visible from the site's perimeter or through streets (e.g., due to topography or vegetation) or which adjoin undevelopable property (e.g., critical areas) which will separate proposed structures by at least

- 40 feet from existing and potential dwelling sites. In no case shall more than 50 percent of any street frontage be occupied by common and/or accessory structures.
3. Common Areas. A note shall be added to the plat or site plan, as applicable, which establishes common areas and precludes their conversion to another use.
  4. Setbacks. The building setbacks shall meet the requirements in the underlining zoning district.
  5. Platting. Dwellings in co-housing developments as allowed in CMC 20.11 are not required to be located on individual lots.

#### **20.21.200 Courtyard apartments.**

Courtyard Apartment housing developments shall comply with the following requirements:

A. Courtyard. The development shall contain a courtyard or usable landscaped open space area for the shared use and enjoyment of the residents of the dwellings. All residential units shall have direct access to the courtyard.

B. Site Design. Dwelling units shall be located on at least two (2) sides of the courtyard. Open space shall be provided as follows:

1. A minimum of five hundred (500) square feet of private, contiguous, usable, open space shall be provided adjacent to each dwelling unit. No dimension of this open space area shall be less than ten (10) feet in any direction.
2. A minimum of fifteen hundred (1500) square feet or two hundred (200) square feet per unit, whichever is more, shall be provided in common open space (e.g., available for the use of all residents of the development). This open space shall be contained in a contiguous area with no dimensions, less than twenty (20) feet. A substantial portion of such open space shall be sufficiently level (e.g., less than five (5) percent slope) and well drained to enable active use, as determined by the city.
3. Parking and maneuvering areas for automobiles do not count toward open space areas.

C. Number of Units. The development shall include no less than five (5) and no more than twelve (12) dwelling units per courtyard. The units may be attached to or detached from each other.

#### **20.21.210 Cottage housing developments.**

Cottage housing developments shall comply with the following requirements:

A. Intent.

1. Provide opportunities for small, detached single-family housing types, clustered around an open space.
2. Provide a type of development that responds to differing household sizes and types (e.g., retirees, small families, single-person households, affordable housing units).
3. Provide traditional cottage amenities and proportions to ensure that cottage housing developments contribute to the overall community character.
4. Provide centrally located and functional common open space that fosters a sense of community and creates interaction among neighbors.
5. Provide semi-private areas around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.

6. Ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development, as well as adjacent properties, and maintain a single-family character along public streets.
7. Take advantage of existing natural features on the site, including topography and vegetation, where desirable.
8. Provide the opportunity for more affordable housing units.
9. Promote conservation of natural resources by clustering smaller dwelling units.
10. Provide more opportunities for infill development.
11. Provide developments that promote walking and bicycling.
- B. Permitted and prohibited uses. The underlying zone governs the uses permitted in the cottage home development and can be found in CMC 20.11.
- C. Density: The density of the underlying zone governs, unless a density increase is granted as provided in this chapter.
  1. Affordable housing projects, as defined by RCW 84.14.010, shall enter into an agreement with the city to maintain the units as affordable shall twenty-five percent density bonus.
  2. Accessory Dwelling Units (ADUs). Cottage housing developments that have ADUs are allowed 1 ADU unit per dwelling unit, which doesn't count against the underlying density for the zone.
- D. Development Setbacks. The setbacks of the underlying zone govern. There are no required setbacks for interior lot lines except what is required per the building code.
- E. Frontage Requirements. Individual cottage lots created as part of a cottage development are not required to have frontage on a public or private street. However, the development parcel shall have public or private street access meeting the Centralia Design and Development Guidelines.
- F. Public Utilities. All lots shall be served by city utilities and meet the requirements of the Design and Development Guidelines. Any deviations from City standards need to be approved by the Site Plan Review Committee. All individual service lines that cross the property shall be placed in an easement.
- G. Cottage housing design requirements.
  1. Cottage units shall not be smaller than 500 square feet nor larger than 2,500 square feet per dwelling unit (floor area). Square footage of the units does not include covered porches and attached garages, and areas accessible only by ladders (e.g., lofts (IRC 311.4)), or accessory structures.
  2. Developments shall achieve architectural variety by accommodating a variety of architectural styles, variations of the same architectural style, and through the use of multiple design elements. Specifically:
    - i. Variation in house sizes is encouraged within developments.
    - ii. Ten or less homes, two different façade elevations shall be used.
    - iii. Ten to nineteen homes, a minimum of three different facade elevations shall be used.
    - iv. Twenty to thirty-nine homes, a minimum of four different facade elevations shall be used.
    - v. Forty to more homes, a minimum of six different facade elevations shall be used.
    - vi. Exceptions in the architectural variety section may be granted by the community development director in special circumstances where similar architectural consistency provides a distinct character for a development or a cluster of homes surrounding an open space or on a particular street (ex., cottage homes around a common open space).
- H. Garages or carports.
  1. If utilized shall designed in a way that garages and driveways do not dominate the street and facade of the residential housing units. Rear-loaded lots with garages off of alleys are strongly encouraged.
  2. Garages can be clustered, connected, or grouped with no more than 6 bays (12 spaces) in one structure. Carports, if utilized, shall be clustered and not be more than 12 stalls in a group.

3. Garage or carport heights shall follow the underlying zoning.
  4. For lots less than four thousand square feet in size, garages shall be located off of alleys, behind or in back of residences, stepped back from the front facade of the dwelling, or other techniques used to ensure the garage does not dominate the streetscape.
  5. For all lots, garage doors facing the street may not occupy more than sixty percent of the ground-level facade of the house. For example, in a forty-foot-wide lot with a thirty-foot-wide house, a garage door facing the street shall not be greater than eighteen feet in width.
  6. No more than one driveway is permitted per dwelling unit.
  7. Garages shall not be in front of the main (front) door of the dwelling.
- I. Alley Design.
1. Alleys shall be designed to incorporate landscaping and lighting elements. Specifically:
  2. Landscaping elements may be used as an alternative to fencing to separate private yard space from the alley.
  3. Fences shall be set back at least three feet from the alley (pavement) to provide for landscaping to soften the view of the fence.
  4. Garages shall feature building-mounted lighting to provide illumination of alleys for safety.
- J. Open Space.
1. A minimum of 30 percent of common open space is required. Common open space shall be the central space that may be used by all occupants of the cottage complex, surrounded by the cottages.
- K. Accessory Dwelling Units.
1. Shall meet the requirements in CMC 20.21.040.
  2. There shall be no more than one accessory dwelling unit for each primary dwelling unit.
  3. An accessory dwelling unit may be attached to or detached from a new or existing primary dwelling unit.
  4. To ensure that the accessory dwelling unit is clearly secondary to the primary dwelling unit, the floor area for the accessory dwelling unit shall be less than the primary dwelling unit.
  5. The number and location of accessory dwelling units for a cottage housing development shall be limited to those shown on the original approved site plan for the development.
- L. Exterior Lighting and Heating/Cooling Equipment.
1. Cottage housing developments to be designed to minimize light and noise impacts both within the development and to adjacent properties.
  2. Exterior lighting shall be mounted as low as possible (pedestrian scale), pointed downward, and the light source shall be shielded from direct observation from above, adjacent properties, and public rights-of-way.
  3. Exterior lighting shall have a common theme throughout the development.
  4. All exterior lighting is required to be LED.
  5. Heating/cooling equipment should be designed to be away from windows and away from public view, and not be a nuisance for children.
- M. Accessory structures.
1. Accessory structure shall match the design and character, and colors of the residential units.
- N. Parking.
1. Shall meet CMC 20.72 and the Design and Development Guidelines.
  2. One parking space per cottage housing unit that is less than 1,000 square feet in size and two parking stalls for cottage units over 1,001 square feet.
  3. One parking space per accessory dwelling unit is required.
  4. One parking space per four dwelling units is required for guest parking.
  5. Parking may be located within an enclosed garage, carport, or unenclosed parking space.



6. Parking may be located in common tracts if intended to be shared by the entire development.
7. Parking is not permitted in the front, side, or exterior setbacks for the project.
8. Parking is allowed between or adjacent to structures only when it is located toward the rear of the cottage and is served by an alley or private driveway.

## 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. As adopted in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan adopted on September 13, 2023.
- 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.

#### **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.**

A. Industrial properties that are located in Parks 1 and 2.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

B. Commercial properties that are located in Park 3.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

#### **20.45.060 Building limitations.**

A. Industrial properties that are located in Parks 1 and 2.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

B. Commercial properties that are located in Park 3.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

#### **20.45.070 Off-street parking.**

A. Off-street parking shall be provided in accordance with Chapter 20.72 CMC and the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan adopted on September 13, 2023. Where there is a conflict of regulations the more stringent code shall be applied.

1. 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, and provide restroom services.
2. 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.**

A. Industrial properties that are located in Parks 1 and 2.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

B. Commercial properties that are located in Park 3.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

#### **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.**

A. Industrial properties that are located in Parks 1 and 2.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

B. Commercial properties that are located in Park 3.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

**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, transportation standards, and conformance to the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan adopted on September 13, 2023. The review process shall be consistent with Chapter 20.84 CMC, Site Plan Review.

**20.45.120 Development standards.**

A. Industrial properties that are located in Parks 1 and 2.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

B. Commercial properties that are located in Park 3.

Shall meet the design guidelines and development standards as adopted on September 13, 2023, in the 2023 Port of Centralia's Industrial and Commercial Parks Master Plan and a letter of consistency of meeting those requirements will be required from the Port of Centralia.

C. The following shall also be met:

1. 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.
- 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. All buildings shall meet the Centralia sight visibility requirements listed in the City of Centralia Design and Development Guidelines.

# Chapter 20.50

## LANDSCAPING, BUFFERING, FENCING, AND SOLID WASTE RECEPTACLES

Sections:

- [20.50.010 Purpose.](#)
- [20.50.020 Chapter application.](#)
- [20.50.030 General landscaping requirements.](#)
- [20.50.040 Landscape installation and maintenance requirements.](#)
- [20.50.050 Zoning district landscaping regulations.](#)
- [20.50.060 Accessory structures—Fences, walls and hedges.](#)
- [20.50.070 Solid waste receptacles.](#)

### 20.50.010 Purpose.

The purpose of these requirements is to enhance, conserve, and stabilize property values by encouraging pleasant and attractive surroundings and to provide proper separations between uses. Landscaping is required for the purpose of minimizing stormwater runoff and diversion, preventing soil erosion and promoting the aesthetic character of the community. Landscaping also contributes to the reduction of heat and glare through the proper placement of plants and trees. (Ord. 2209 § 2 (part), 2008).

### 20.50.020 Chapter application.

- A. Landscaping and Buffering. The landscaping and buffering sections of this chapter shall apply to all residential, commercial and industrial districts except the core commercial zoning district (C-3), ~~and the port master plan (PMP)~~. Prior to the issuance of a business license occupancy permit or grading permit, the subject property shall conform to the requirements of this chapter.
- B. New Construction. Buildings greater than one thousand square feet and parking and circulation areas greater than five thousand square feet which are constructed after the effective date of the ordinance codified in this title shall comply with the requirements of this chapter.
- C. Expansion of Existing Development. Existing buildings, which are expanded by one thousand square feet or existing parking and circulation areas which are expanded by five thousand square feet after the effective date of the ordinance codified in this title shall comply with the requirements of this chapter.
- D. Change in Use. When an existing residential use of land or structure or any part thereof is changed to a commercial or industrial use, landscaping shall be provided to meet the requirements of the new use.
- E. Waiver Request. The community development director may waive all or portions of the additional landscaping requirement for an existing development or use. The applicant shall make a written request for waiver and indicate the reasons for not being able to comply with the requirements of this chapter. A waiver shall only be issued for that portion of the required landscaping which will create a significant spatial hardship based on the physical characteristics of the existing development. (Ord. 2209 § 2 (part), 2008).

### **20.50.030 General landscaping requirements.**

A. Landscaping Plan. A landscaping plan shall be required for any residential developments with more than five units, commercial, and industrial developments and the plan shall include the following:

1. The site plan shall be accurately drawn, using an appropriate engineering or architectural scale, and showing the following:
  - a. Boundaries and dimensions of the site;
  - b. Location and identification of all streets, alleys and easements on or abutting the site;
  - c. Proposed location and dimensions of all on-site buildings;
  - d. Location of existing and proposed driveways and parking surfaces, curbs, and sidewalks;
  - e. Proposed landscaping including location, species and size at time of planting;
  - f. Existing vegetation in general and identifying all evergreen and deciduous trees four inches and greater in diameter measured at twenty-four inches above grade level;
  - g. Details of any proposed architectural barrier;
  - h. Existing and proposed topography at a maximum of five-foot contours;
  - i. Irrigation and Drainage. The landscape plan shall include an irrigation and drainage plan. An irrigation plan is required to ensure that the planting will be watered at a sufficient level for plant survival and healthy growth. Alternative irrigation systems, including the reliance on drought-tolerant plantings which meet the intent of this section, may be considered by the director.

B. Undeveloped Areas. Undeveloped areas of a lot which are not required to be landscaped by other requirements of this chapter shall be planted with groundcover or left with native vegetation.

C. Open Area Landscaping. All areas which are utilized to meet landscaping requirements shall be landscaped in a manner appropriate to the stated purpose of this chapter. Appropriate landscaping may include trees, shrubs and groundcover.

D. Groundcover. Groundcover shall be planted and maintained within all required landscaping areas. Groundcover shall consist of plantings that will achieve complete coverage within two years. Lawn may be used as groundcover. As a general rule, groundcover must be planted on eighteen- to thirty-six-inch triangular centers in order to assure complete coverage within two years. Groundcover is not required within the dripline of any shrub or evergreen tree and within a two-foot radius of a deciduous tree trunk. Additionally, groundcover may be excluded from the area under shrubs or trees with a spacing of two feet or less. The spacing shall be measured from the dripline of shrubs and evergreen trees and from a two-foot radius from a deciduous tree trunk.

E. Bark, Mulch and Gravel. Bark, mulch, gravel or other similar nonvegetative material shall only be used to assist vegetative growth and maintenance within landscaping areas. Nonvegetative material shall not be a substitute for, or interfere with, required vegetative groundcover.

F. Slopes in Landscaping Area. Slopes within landscaping areas shall not exceed a three to one ratio (width to height) in order to decrease erosion potential and to facilitate maintenance.

G. Clear Line of Sight. Landscaping shall be designed, planted and maintained in a manner that ensures pedestrian, bicycle and vehicular safety. Shrubs and groundcover within and adjacent to parking lots and circulation areas shall not exceed thirty-six inches in height when necessary to provide for a clear line of sight for vehicular drivers. The groundcover height shall be measured from adjacent parking or circulation pavement surface.

H. Safety Equipment. Landscaping around fire and safety equipment such as fire hydrants shall be designed, planted and maintained in a manner that ensures adequate access and use. Groundcover around fire and safety equipment shall be of a nonclimbing variety.

I. Tree and Shrub Standards.

1. All deciduous trees shall have a minimum of one-and-one-half-inch caliper trunk. All evergreen trees shall be a minimum of eight feet in height.
2. All shrubs shall be a minimum of five-gallon size.
3. Planting areas shall be separated from parking areas and driveways by a six-inch concrete curb.
4. Landscaped areas shall be maintained in a neat, clean, and orderly condition. This is meant to include proper pruning, lawn mowing, weeding, removing of litter, fertilizing, replacing of dead plants, and regular watering of all landscaped areas.
5. Natural vegetation, groundcover, stands of trees or shrubs existing prior to development of the site may be acceptable to meet the landscaping requirement. Areas which have been cleared of vegetation or groundcover prior to or during construction, and which are not otherwise developed, shall be landscaped with trees, shrubs and suitable groundcover. Suitable materials for groundcover are those which permit rainwater infiltration of the soil and may include sod, ivy, bark, noncompacted gravel and the like.

J. Landscaping Islands and Peninsulas. To the greatest extent practicable, landscaped areas shall be dispersed throughout the impervious surface area. Truck parking and loading spaces are exempt from this requirement.

K. Curb/Curb Edge. Planting areas shall be fully protected by curbs as a means of preventing injury to plants from pedestrian or vehicular traffic and to prevent landscaping material from entering the storm drainage system. No trees or shrubs shall be planted within three feet of a curb edge. Groundcover is required within such three-foot area. (Ord. 2209 § 2 (part), 2008).

#### **20.50.040 Landscape installation and maintenance requirements.**

A. Installation. The landscaping required by this chapter shall be installed either prior to receiving a temporary or permanent occupancy certificate permit, or within one hundred eighty days of occupancy. The landscaping shall be planted in accordance with the approved plan.

B. Maintenance. Whenever landscaping is or has been required in accordance with the provisions of this chapter or previous city regulations, the landscaping shall be permanently maintained in such a manner as to accomplish the purpose for which it was initially required. Such maintenance shall include the landscaping required within a public right-of-way.

C. Deferment. The installation of landscaping may be deferred for up to six months from the date an applicant receives a temporary or permanent certificate of occupancy. A bond shall be submitted to the city in order to ensure the completion of the landscaping in accordance with the approved plan. It shall be the responsibility of the applicant and the property owner to contact the director upon completion of the landscaping work and request an inspection.

D. Performance Bond Amount and Type. The type of bond shall be approved by the director and must be submitted on forms supplied by the city. The approved bond shall be posted with the community development department prior to the issuance of a building permit. The bond amount shall be one hundred fifty percent of a landscaping bid amount submitted and approved by the city. The bid amount must include labor and materials. The type of landscape performance bonds which are acceptable include cash bonds, assignment of funds, and insurance company performance bonds.

E. Failure to Complete Landscaping. Failure to complete all of the required landscaping within six months of the issuance of a certificate of occupancy permit shall constitute a violation. (Ord. 2209 § 2 (part), 2008).

#### **20.50.050 Zoning district landscaping regulations.**

A. Residential Developments with More Than Five Units, and Nonresidential Uses in Residential Districts.

1. Minimum of thirty percent on-site landscaping as a percentage of total site area.
2. Minimum of fifteen-foot-wide planter area adjacent to all public streets, which shall include one-and-one-half-inch caliper trees with an approximate spacing of thirty feet. The planter area may be partially or completely within the street right-of-way area.
3. Minimum of ten-foot-wide planter area and six-foot-high fence, where any residential use with more than five units or any nonresidential use abuts a residential use or district. The planter area shall include one-and-one-half-inch caliper trees with a maximum spacing of twenty feet.

The site plan review committee may waive or modify this requirement, subject to obtaining the written approval of the abutting property owner(s), if it is determined that this requirement does not further the intent of this title.

4. All other landscaped areas shall include at least one one-and-one-half-inch caliper tree and three five-gallon shrubs for each eight hundred square feet of landscaped area.

B. Commercial and Health Services Districts.

1. Minimum of fifteen percent on-site landscaping as a percentage of total site area.
2. Parking lots containing more than forty spaces shall include planter areas within the parking lot, with a minimum of one hundred square feet of planter area for every ten parking spaces.
3. Minimum of fifteen-foot-wide planter area adjacent to all public streets, which shall include one-and-one-half-inch caliper trees with an approximate spacing of thirty feet. The planter area may be partially or completely within the street right-of-way area.
4. Minimum of ten-foot-wide planter area and six-foot-high fence, where the site abuts a residential use or district. The planter area shall include one-and-one-half-inch caliper trees with a maximum spacing of twenty feet.

The site plan review committee may waive or modify this requirement, subject to obtaining the written approval of the abutting property owner(s), if it is determined that this requirement does not further the intent of this title.

5. All other landscaped areas shall include at least one one-and-one-half-inch caliper tree and three five-gallon shrubs for each eight hundred square feet of landscaped area.

C. Industrial and Port Master Plan Districts.

1. Minimum of five percent on-site landscaping as a percentage of total site area.
2. Minimum of fifteen-foot-wide planter area adjacent to all public streets, which shall include one-and-one-half-inch caliper trees with an approximate spacing of thirty feet. The planter area may be partially or completely within the street right-of-way area.
3. Minimum of ten-foot-wide planter area and six-foot-high fence, where the site abuts a residential use or district. The planter area shall include one-and-one-half-inch caliper trees with a maximum spacing of twenty feet.

The site plan review committee may waive or modify this requirement, subject to obtaining the written approval of the abutting property owner(s), if it is determined that this requirement does not further the intent of this title.

4. All other landscaped areas shall include at least one one-and-one-half-inch caliper tree and three five-gallon shrubs for each one thousand square feet of landscaped area. Natural vegetation may be included if materials are appropriate for the setting and location. (Ord. 2209 § 2 (part), 2008).



## 20.50.060 Accessory structures—Fences, walls and hedges.

~~A.—Fences, walls, railings or mature hedges not over forty-eight inches in height may occupy a required front yard of any lot or a required side yard along a flanking street of a corner lot.~~

~~B.—Fences or hedges located in back of the required front or flanking street side yard shall not exceed a height of six feet, except when used to enclose a patio, swimming pool, garden supply or tool compound, or similar living, recreational or storage area or facility; provided, that such enclosed area or facility and the fences and hedges enclosing it shall be considered comprising an accessory structure.~~

~~C.—Fences, walls, railings or hedges shall not exceed a height of forty-eight inches in the first twenty feet of a rear yard of a through lot.~~

~~D.—Fences shall not be constructed using barbed or razor wire in residential zones. (Ord. 2209 § 2 (part); 2008).~~

A. Residential Zoning Districts - Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less.

1. Interior Lots. Front Yard – Four feet (4'), Side Yard – Six feet (6'), Rear Yard – Six feet (6')
2. Corner Lots. Front Yard – Four feet (4'), Corner Side Yard – Four feet (4') for first fifteen feet then six feet, Interior Side Yard – Four feet (4), Rear Yard – Six feet (6')
3. Double Frontage Lots. Where lots have double frontages, the designated rear yard may have a solid or view-obstructing fence, wall or hedge, not exceeding six feet (6') in height. Such fence, wall or hedge shall be set back at least five feet (5') from the edge of the sidewalk. Where the double-fronted lot is also a corner lot (three (3) frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.
4. Vision clearance areas on corner lots and alleys are required for all fences, walls, hedges or vegetation as per CMC 18.10.030, Design and Development Guidelines manual.

B. Non-residential Zoning Districts - Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less.

1. Interior Lots. Front yard – four feet (4'), Side yard – six feet (6'), Rear yard – six feet (6')
2. Corner Lots. Front yard – four feet (4'), Corner side yard – four feet (4'), Interior side yard – four feet (4), Rear yard – six feet (6')
3. Double Frontage Lots. Where lots have double frontages, the designated rear yard may have a solid or view-obstructing fence, wall or hedge, not exceeding six feet (6') in height. Such fence, wall or hedge shall be set back at least five feet (5') from the edge of the sidewalk. Where the double-fronted lot is also a corner lot (three (3) frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.
4. Vision clearance areas on corner lots and alleys are required for all fences, walls, hedges or vegetation as per CMC 18.10.030, Design and Development Guidelines manual.

C. Fencing Standards.

1. Fences and walls must be wholly contained on the applicant's property, or located on a property line when both abutting property owners are in agreement.
2. A minimum of three feet (3') open area clearance is required around any fire hydrant or electrical transformers.
3. Fences and walls must not be placed in any manner to hinder access to an easement.
4. No fence or wall, regardless of materials, nor other obstructions, including shrubbery, nor any combination of materials, shall be erected or maintained that blocks access from a front yard through both sides of a rear yard for fire, emergency, or utility access. A gate or opening shall be provided on one side.

5. Where elevations are different on either side of the fence, wall or hedge the maximum height shall be measured from the higher elevation; provided, that higher elevation is level or increases for a distance of at least three feet from the fence.
  6. Materials used for fencing may be wood, concrete, stone, steel, wrought iron, chainlink, or similar materials.
  7. Maintenance – all fencing shall be kept in good repair, maintained, and free of graffiti.
  8. It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence in residential zoning districts. Barbed wire, electric fencing, or other agricultural fencing may be used on properties larger than three acres and be used for agricultural purposes only.
  9. It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City.
  10. Barb wire fencing may be utilized in the C-1, M-1, M-2, and PMP Zoning Districts for security purposes two feet above a six-foot fence and inwards towards the use it is protecting. Public utilities may also use barb wire fencing meeting the same requirements in all city zones.
- D. Exceptions
1. Temporary construction fences installed to protect the public from injury during construction or to maintain security for development (a permit must be obtained for these, and they must be removed at completion of construction);
  2. Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or
  3. Fence or netting used to block balls for uses such as tennis or sports courts, may go to a maximum of fifteen feet (15') high if the fence/net or a combination is set back a minimum of ten feet from all property lines and has no lighting that shines on an adjacent property.
  4. Soundwalls - When sound walls are required to mitigate sound impacts for properties located adjacent to a railroad right-of-way, state highway, interstate, or where residential abuts commercial or industrial properties, the Community Development Director may approve a sound wall which exceeds the six foot height limit up to maximum of 8' if the following criteria are met:
    - a. Landscaping. Exterior walls facing a street or highway shall be landscaped with groundcover, shrubs, vines, mounds and trees such that at least 50% of the height of the wall shall be screened from the adjacent public street within 2 years.
    - b. Type of Wall. Walls shall be constructed of graffiti-resistant solid brick or other material that requires minimum maintenance. A textured surface treatment that is compatible with and appropriate to the area for which it is proposed shall be provided.
    - c. Walls between properties. All property owners shall agree on the height and type of wall prior to approval from the City.
    - d. Height of Walls. Walls may exceed 8' in height, to a maximum of 12', provided they are adjacent to a public right-of-way as outlined above, and based on an approved noise study prepared by a licensed acoustical engineer that demonstrates the additional height is necessary in order to reduce noise levels at the property line to 65 dBA. An approved noise study shall include an analysis of potential impacts of sound transfer as a result of the construction of a proposed wall.
    - e. The Community Development Director may deny a request for a sound wall if it is determined that the proposed height and/or materials of the wall would not be in keeping with the visual character of surrounding properties, or that such placement would create a threat to public health and safety.

#### **20.50.070 Solid waste receptacles.**

A. Solid waste receptacle screening shall be required and be of a material and design compatible with the overall architectural theme of the associated structure, shall be at least as high as the refuse container, and shall in no case be less than six feet high. Receptacles need to be screened on three sides with a masonry wall having a height at least one foot above any receptacle or container. A gate at least six feet in height is required. This requirement may be waived or modified by the site plan review committee when it is determined that a “roll-out” residential style container is sufficient for the type of operation proposed.

B. No refuse container shall be permitted between a street and the front of a building.

C. Refuse collection areas shall be designed to contain all refuse generated on site and deposited between collections. Deposited refuse shall not be visible from outside the refuse enclosure. (Ord. 2209 § 2 (part), 2008).

## Chapter 20.72 OFF-STREET PARKING AND LOADING

Sections:

~~20.72.005 Policy.~~

20.72.010 Intent.

20.72.015 Change of use, alteration, expansion or enlargement.

20.72.020 General requirements.

20.72.030 Minimum requirements.

20.72.040 Off-street loading.

20.72.045 Landscaping, buffering, fencing and solid waste receptacles.

20.72.050 Development standards.

### **~~20.72.005 Policy.~~**

~~In all districts except a C-3 district, minimum off-street parking space, with adequate provision for ingress and egress to the street, in accordance with this chapter, shall be provided to accommodate new structures, enlarging, moving or increasing dwelling units, commercial or industrial floor space, or increasing seating facilities. (Ord. 2209 § 2 (part), 2008; Ord. 2198 § 1 (part), 2007; Ord. 2024 § 1 (part), 1999; Ord. 1829 § 3, 1994; Ord. 1765 § 1 (part), 1992).~~

### **20.72.010 Intent.**

It is the intent of this chapter to:

A. Assure that space is provided for the parking, loading and unloading of motor vehicles on the site of premises or uses which attract the motor vehicles;

B. Provide minimum standards of space and parking arrangements, and for the movement of motor vehicles into and out of such spaces;

~~C. Avoid or reduce traffic congestion on public streets by:~~

~~1. Keeping the need for on-street parking to a minimum; and~~

~~2. Controlling access to sites;~~

~~C. To reduce traffic congestion and hazards;~~

~~D. To decrease unnecessary impervious surfaces;~~

~~E. To ensure the maneuverability of emergency vehicles;~~

~~F. Promote implementation of the city of Centralia Transportation Plan policies to support commute trip reduction programs and more use of transportation choices;~~

~~G. Reduced parking has benefits, particularly considering opportunities for alternative use of valuable land resources. Less space utilized for parking means additional area for retail space, additional building pads, or more pervious surface and landscaping. Increased retail space can help promote a healthy retail tax base. More pervious surface and landscaping can reduce drainage impacts, and promote a more attractive cityscape;~~

~~H. Calm traffic for pedestrian comfort and security on public streets and parking lots by:~~

1. Controlling access to sites; and

2. Keeping the need for on-street parking to a minimum while allowing parking on the streets in zones with a pedestrian emphasis for separation between the sidewalk and moving automobiles;

D. Enhance safety for pedestrians and motor vehicle operators;

E. Encourage the creation of an aesthetically pleasing and functionally adequate system of off-street parking and loading facilities. (Ord. 2209 § 2 (part), 2008: Ord. 2198 § 1 (part), 2007: Ord. 2024 § 1 (part), 1999).

#### **20.72.015 Change of use, alteration, expansion or enlargement.**

Whenever a building is enlarged or altered, or whenever the use of a building is changed, off-street parking shall be provided for such expansion, enlargement or change in use in accordance with the requirements of this title; provided, however, that no additional off-street parking space need be provided where the number of parking spaces required for such expansion, enlargement or change in use since the effective date of the ordinance codified in this title is less than ten percent of the parking spaces specified in this chapter. Nothing shall be construed to require additional off-street parking spaces for those portions of a building existing at the time of the ordinance codified in this chapter. (Ord. 2209 § 2 (part), 2008: Ord. 2198 § 1 (part), 2007: Ord. 2024 § 1 (part), 1999: Ord. 1829 § 4, 1994).

Commercial buildings that are partially or completely altered for residential uses shall be required to retain all existing parking stalls to satisfy the parking requirements as per RCW 35.21.990 and RCW 36.70A.622.

Note: the changes in change of use **conversions for residential units** in RCW 35.21.990, HB 1042 (2)(b) Impose parking requirements on the addition of dwelling units or living units added within an existing building, however, cities may require the retention of existing parking that is required to satisfy existing residential parking requirements under local laws and for nonresidential uses that remain after the new units are added;

**Residential:** RCW 36.70A.622 (2) Existing parking spaces that do not conform to the requirements of this section by June 6, 2024, are not required to be modified or resized, except for compliance with the Americans with disabilities act. Existing paved parking lots are not required to change the size of existing parking spaces during resurfacing if doing so will be more costly or require significant reconfiguration of the parking space locations.

#### **20.72.020 General requirements.**

A. Off-street parking and loading spaces shall be provided in accordance with the provisions of this chapter when any of the following actions occur. These provisions apply to all uses and structures in all land use districts unless otherwise specified.

1. When a main or accessory building is erected.
2. When a legally established existing structure is remodeled or enlarged on a legally established site, it shall be exempt from providing additional off-street parking provided that the structure is not enlarged, extended, or structurally altered outside the existing building envelope in a manner that would require additional parking pursuant to this chapter. In the case of a structure

expanding, the number of additional spaces shall be computed only to the extent of the enlargement, regardless of whether or not the number of previous existing spaces satisfies the requirements of the chapter. In residential structures, alterations that do not increase the number of dwelling units are exempt.

3. When a commercial building that is partially or completely altered for residential uses it shall be required to retain all existing parking stalls to satisfy the parking requirements as per RCW 35.21.990 and RCW 36.70A.622.
4. When a use is changed to one requiring more or less parking or loading spaces it must comply with parking requirements. Except, when a new use of an existing building requires a similar amount of parking as the previous use (within 10% or 5 spaces, whichever is greater) regardless of the number of existing spaces onsite. A change of use exceeding this will require additional vehicular and bicycle parking. This also includes all occupied accessory structures.
5. When the number of stalls in an existing parking lot is decreased or increased by twenty-five (25) percent or 6 stalls, whichever is less. Only those stalls and areas proposed to be added or removed shall be subject to the provisions of this Chapter. (Note: proposed expansions of existing parking lots not subject to the minimum parking requirements of this Chapter).

B. Required Plans. Building permits shall not be approved unless there is a building plan and site plan identifying parking, pedestrian routes, and loading facilities in accordance with this chapter. No permit or city license shall be issued unless there is proof that required parking, pedestrian routes, and loading facilities have been or are currently provided in accordance with the provisions of this chapter.

C. Unlawful Removal. It is unlawful to discontinue prior approved parking facilities without establishing alternate facilities that meet the requirements of this chapter. Parking and loading facilities which are adequate to meet the requirements contained in this chapter shall be provided and maintained as long as the use they serve is in existence. These facilities shall not be reduced in total unless a shared parking agreement is canceled, a change in occupancy or use of a premises has occurred which results in a reduction of required parking.

D. Use of Facility. Necessary precautions shall be taken by the property/business owners to ensure parking and loading facilities are only used by tenants, employees, social/business visitors or other persons for which the facilities are provided, to include shared parking.

E. Off-street parking spaces and driveways shall not be used at any time for purposes other than their intended use, i.e., the temporary storage of motor vehicles used by persons visiting or having business to conduct on the premises for which the parking is provided. **Provided, however, the site plan review committee may approve other uses it deems reasonable that will not adversely impact parking requirements for the primary use of the property such as street merchant pads, temporary seasonal merchandise displays, pedestrian refuge islands, and pocket parks for pedestrian seating and use.**

F. Minimum parking space required and intended for use by occupants or users of specific premises shall not be leased or rented to others, nor shall such space be made unavailable through other means to the users for whom the parking spaces are intended. This, however, does not preclude shared parking arrangements approved by the city or other activities approved by the site plan review committee.



G. Except where specifically permitted in certain zoning districts, off-street parking spaces shall not be used for loading or unloading of commercial vehicles larger than those vehicles for which the parking spaces are intended.

H. Whenever a building or a piece of land is put to a use different from the immediately preceding use, or when a building is remodeled, reconstructed or expanded, adequate off-street parking shall be provided consistent with the new use, reconstruction or expansion of the premises.

I. Required off-street parking areas in residential zones shall not be located in a front yard or in a side yard setback area, as required by the zoning code, along a flanking street of a corner lot. Approved access to off-street parking areas for the purposes of ingress and egress must be approved by the city of Centralia engineering department.

J. Access or driving over curbs and sidewalks without approved driveways is prohibited.

~~G. An uncovered parking area must be located to meet setback requirements for accessory structures so it may be covered later.~~

K. ~~H.~~ Tandem parking (front to rear) ~~shall not be is~~ permitted but must be located outside of the required front or side yard setbacks. According to RCW 36.70A.622 parking spaces in tandem must count towards meeting minimum parking requirements at a rate of one space for every 20 linear feet with any necessary provisions for turning radius. For purposes of this subsection, "tandem" is defined as having two or more vehicles, one in front of or behind the others with a single means of ingress and egress.

**Exception:**

1. Uncovered parking spaces in front of a garage when located on a private road servicing thirty homes or less may be allowed. Vehicles may not encroach on the road right-of-way or the sidewalk.

This is an issue when we don't allow it in other place....

L. Residential uses, such as housing for very low-income or extremely low-income individuals, seniors, or people with disabilities, that comply with parking provisions in state law (RCW 36.70A.620), shall record a covenant restricting use of the site to the approved use (e.g., seniors, people with disabilities). The covenant must be recorded prior to issuance of applicable construction permits.

M. All parked vehicles must comply with the city's clear vision area requirements.

N. Landscaping and screening of parking lots shall be in accordance with the requirements of Chapter [20.50](#) CMC, Landscaping, Buffering, Fencing, and Solid Waste Receptacles.

O. No part of any vehicle may overhang onto a public sidewalk or within five feet of a street curb where no sidewalk exists.

P. Parking spaces and driveways located in residential, commercial, and industrial zones shall be a hard surface approved by the city, such as concrete, asphalt, paving blocks, grass block pavers, or turf stone.

All such areas must meet the current adopted city of Centralia design and development guidelines. Asphalt must be installed in the right-of-way unless existing curb, gutter and sidewalks are concrete. Other hard surface materials may be used on private property, as approved by the city engineer.

**RESIDENTIAL PARKING ONLY** RCW 36.70A.622 (d) Existence of legally nonconforming gravel surfacing in existing designated parking areas may not be a reason for prohibiting utilization of existing space in the parking area to meet local parking standards, up to a maximum of six parking spaces;

Exceptions:

1. Residentially zoned lots that are serviced by a preexisting gravel road shall have the option of using an all-weather surface material for the driveway only. All-weather surfacing may include gravel, slag, or similar materials. Parking areas (twenty feet in front of the garage and the interior of the garage) shall be a hard-surface material. All-weather surfaced driveways shall be designed to not track material into the public right-of-way to the satisfaction of the city engineer.
2. Residentially zoned lots that are serviced by a hard surfaced road and a driveway of more than two hundred feet in length have the option of installing a hard surface driveway for the first two hundred feet only, as approved by the city engineer. The remaining length up to two hundred feet in front of the garage may be of an all-weather hard surface such as gravel, slag, or similar material. Twenty feet in front of the garage and the interior of the garage must be a hard surface.
3. A request to qualify for an exception must be submitted in writing with a detailed construction plan. Exceptions must be reviewed and approved by the site plan review committee prior to installation. (Ord. 2505 § 1, 2022; Ord. 2445 § 2 (Exh. A) (part), 2020; Ord. 2395 § 14, 2017; Ord. 2209 § 2 (part), 2008; Ord. 2198 § 1 (part), 2007; Ord. 2024 § 1 (part), 1999; Ord. 1976 § 1, 1998; Ord. 1765 § 1 (part), 1992).

## **20.72.025 Shared and combined parking facilities.**

### **A. Definitions and Processes.**

1. “Combined parking” means two or more land uses or a multitenant building which have similar hours of operation, and which merge parking needs to gain a higher efficiency in vehicular and pedestrian circulation, economize space, reduce impervious surface and result in a superior grouping of building(s). Combined parking facilities shall qualify to decrease the number of parking spaces by five percent with compliance of this section.

2. “Shared parking” means two or more land uses or a multitenant building within close proximity which merge parking needs based on different operating hours to gain a higher efficiency in vehicular and pedestrian circulation, economize space, reduce impervious surface and result in a superior grouping of building(s).

a. When two or more land uses, or uses within a building, have distinctly different hours of operation (e.g., office and residential), such uses shall qualify for a shared parking credit equal to one hundred percent of the less intensive use. Required parking shall be based on the use that demands the greatest amount of parking.

b. If two or more land uses, or uses within a building, have different daytime hours of operation (e.g., bowling alley and auto parts store), such uses shall qualify for a total parking reduction of no more than fifty percent of the least intensive use.

c. If more parking spaces than the maximum permitted exist on the subject property, an owner/developer may lease those excess spaces or convert excess spaces.

B. General Provisions. The community development director and city engineer may require an applicant to demonstrate that shared or combined parking is feasible when adjacent land uses have different hours of operation. The community development director and city engineer may require a parking demand study to ensure sufficient parking is provided.

1. Agreement. If authorized by the community development director and city engineer and approved by the city attorney, an agreement establishing shared, combined, or banked parking shall be recorded with the county auditor's office. The continuation of joint or shared facilities should be assured by a sufficient legal document such as a covenant or reciprocal easement agreement or by participation in a local improvement district or parking association. Joint or shared parking associated with multi-tenant retail and commercial uses will be considered to be a shared parking facility. Lease agreements will satisfy the requirement for a sufficient legal document. However, any new tenant whose parking requirement reduces the total parking available in the shared parking facility below seventy-five percent of the requirements for all uses sharing the facility will be required to provide additional parking.

Such agreements shall:

a. Run with the land for all properties and require city approval for any change or termination, unless otherwise specified in the agreement.

b. Be established as a condition of the occupancy permit for uses relying on the parking agreement.

2. Termination of Shared or Combined Parking. A shared or combined parking agreement shall not be terminated unless the community development department is notified at least one hundred twenty days prior to termination and one of the following actions is taken:

a. Alternative required parking is provided prior to the termination of the agreement; or

b. Administrative modifications or reduction options are approved to comply with the chapter prior to termination.

#### **20.72.030 Minimum requirements.**

A. The owner, developer or operator of the premises for which the parking facilities are intended shall be responsible for providing adequate amounts and arrangement of space for the particular premises.

B. In all districts except the C-3 district, minimum off-street parking space, with adequate provision for ingress and egress to the street, in accordance with this chapter, shall be provided to accommodate new structures, enlarging, moving or increasing dwelling units, commercial or industrial floor space, or increasing seating facilities. (Moved from CMC 20.72.005 Policy) Parking may be provided on the ground floor of a building behind commercial uses.

C. Residential parking space dimensions. According to RCW 36.70A.622 (e) Parking spaces may not be required to exceed eight feet by 20 feet, except for required parking for people with disabilities.

D. E. Residential Uses.

Residential: Single-family dwellings, manufactured homes, mobile homes	2:dwelling unit – <del>2 covered in a minimum of a 20 ft. by 20 ft. garage;</del> parking is not permitted in the front or side setbacks
Residential: Duplexes, twinhomes, townhomes	2:dwelling unit; parking is not permitted in the front or side setbacks
Residential: Triplexes, fourplexes	2:dwelling unit; parking is not permitted in the front or side setbacks
Residential: Multiple-family dwellings	2:dwelling unit, plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks
Residential: studio apartments, efficiency dwelling units, or single-room housing	1:dwelling unit, plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks
Assisted living housing intended for the exclusive use of, and occupied by, senior citizens	1 space for every 3 dwelling units, plus 1 additional space per 5 dwelling units and 1 space for each employee on shift
Mobile home parks, manufactured home parks, manufactured home subdivisions, and PUDs that consist entirely of manufactured homes	2:dwelling unit; in mobile home parks, parking spaces in excess of 1 per dwelling unit may be grouped in shared uncovered parking areas
Accessory dwelling units	1:dwelling unit; this space is in addition to the required parking for the primary residence; parking is not permitted in the front or side setbacks
Emergency housing/homeless housing, up to 6 occupants	2:unit
Emergency housing/homeless housing, 7 or more occupants	1.5:unit or 0.5 per 1,000 sq. ft. whichever is more plus 1 space for each employee on shift
Emergency shelters	0.5 per 1,000 sq. ft. plus 1 space for each employee on shift
Permanent supportive housing	1.5:unit
<u>Senior citizen apartments in multi-family buildings</u>	<u>To be determined by a parking study or 2:dwelling unit, plus guest parking of 1 space per 3 units; parking is not permitted in the front or side setbacks</u>
Transitional housing	1.5:unit

**E. Commercial, Industrial and Other Nonresidential Uses.**

<b>USE</b>	<b>MINIMUM NUMBER OF SPACES</b> <b>Square feet shall mean the gross floor area (GFA) of the building</b>
Auditoriums, public assembly, private clubs, health clubs, theaters	1:100 sq. ft. or 1:5 seats
Auto repair, major	1:100 sq. ft.
Auto repair, minor	1:300 sq. ft.
Automobile service stations	1:200 sq. ft.
Banks, financial institutions	1:250 sq. ft. plus 5 stacking places for drive-thru
Bars, taverns, night clubs, clubs	1:100 sq. ft.
Barber shops/beauty shops	1:200 sq. ft.
Bed and breakfasts/boarding houses	1:guest room not located in any required setback
Car washes	2 spaces plus 3 stacking spaces per bay
Caretaker, security guard residence	1 covered in a minimum 10-ft.-by-20-ft. garage not in front or side setback
Child care centers	1:employee, plus 1:10 children
Churches	1:5 seats or 90 lineal inches per pew
Community centers	1:250 sq. ft.
Dance halls	1:4 persons based on the maximum allowable occupancy
Educational facilities:	
Elementary	2:classroom
Middle or junior high	3:classroom
High school	7:classroom
College	10:classroom
Vocational/technical	1:2 students
Elderly housing	1:unit plus 0.25 spaces per unit for guest parking
Government offices/facilities	1:200 sq. ft.
Hospitals	1:2 beds, plus 1.5 spaces per each emergency room examination table

USE	MINIMUM NUMBER OF SPACES Square feet shall mean the gross floor area (GFA) of the building
	or bed, plus 1 space per employee on the major shift other than doctors, plus 1 per doctor assigned to the staff
Indoor recreation facilities/amusement centers/arcades	1:100 sq. ft.
Bowling alleys	4:lane
Industrial uses/manufacturing/assembly/distribution/warehousing/wholesale	1:employee on the highest shift; plus one sq. ft. parking per sq. ft. of display/retail gross floor area; plus one space for each vehicle owned, leased or operated by the company
Kennels/veterinarians	1:600 sq. ft.
Libraries	1:200 sq. ft.
Mixed occupancies/uses (different uses in the same building or sharing a lot)	The total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately
Mobile homes	2:unit
Mortuaries	1:50 sq. ft. of assembly room area
Motels/hotels	1:room
Restaurants/cocktail lounges	1:200 sq. ft.
Banquet/meeting rooms	1:200 sq. ft.
Nursery schools/day care centers	1:employee + 2 visitor spaces + sufficient drop-off/pick-up space to be determined by the planner
Nursing homes/retirement homes	1:3 residents plus 1 per employee
Offices: general/professional	1:300 sq. ft.
Offices: medical/dental	1:200 sq. ft.
Parks, open space	Based on anticipated parking demand
Personal services	1:200 sq. ft.
Recreation facilities: Batting cages	1:cage
Miniature golf courses	2:hole

<b>USE</b>	<b>MINIMUM NUMBER OF SPACES</b> <b>Square feet shall mean the gross floor area (GFA) of the building</b>
Recycling centers	1:500 sq. ft. of enclosed area
Repair services (bikes, appliances, etc.)	1:300 sq. ft.
Restaurants—Fast food/drive-thru	1:100 sq. ft. plus 6 stacking spaces for drive-thru
Restaurants—Freestanding	1:100 sq. ft.
Retail uses—Large retail—(Furniture, appliances, hardware, etc.)	1:600 sq. ft.
Retail uses—Small retail—(Grocery, convenience, personal)	1:300 sq. ft.
Retirement/senior housing/nursing homes	1:employee on highest shift plus 0.4:unit
Shopping centers	The total requirements for off-street parking shall be the sum of the requirements for the several uses computed separately.
Skating rinks	1:200 sq. ft. of gross floor area
Stadiums, sports arenas and similar open assembly places	1:4 seats; one seat is equal to five feet of bench length
Storage buildings/spaces	0.5:1,000 sq. ft. of storage space
Unlisted uses	The community development department and city engineer shall determine which of the uses is most similar based upon staff experience with various uses and information provided by the applicant

**E. D.** Modification. The community development department with the city engineer may authorize a modification from the minimum parking requirements for a specific development should conditions warrant. When seeking a modification from the minimum parking requirements, the developer or building occupant shall provide the community development department with a written justification for the proposed modification. Modification of these standards requires written approval from the community development department and the city engineer. (Ord. 2539 § 26, 2023; Ord. 2477 § 1, 2021; Ord. 2456 § 8, 2020; Ord. 2395 § 15, 2017; Ord. 2209 § 2 (part), 2008; Ord. 2198 § 1 (part), 2007; Ord. 2024 § 1 (part), 1999).

#### **20.72.040 Off-street loading.**

A. Off-street loading spaces shall be required for all commercial establishments, except core commercial, which are engaged in the retailing or wholesaling of merchandise requiring regular delivery such as food retailers, lumberyards, hardware stores, department stores and the like:



Total Gross Floor Area of Building(s)	Space Required
Less than 5,000 sq. ft.	1
5,000 sq. ft. to 25,000 sq. ft.	2
25,000 sq. ft. to 50,000 sq. ft. or fraction thereof	3
Each additional 50,000 sq. ft. or fraction thereof in excess of 25,000 sq. ft.	1 additional

B. All off-street loading and unloading spaces shall be of adequate size and with adequate access thereto to accommodate a vehicle forty-five feet in length, eight feet in width and fourteen feet in height. Each loading space shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free and shall be so graded and drained as to properly dispose of all surface water. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

#### **20.72.045 Landscaping, buffering, fencing and solid waste receptacles.**

All parking areas located adjacent to any private street or public street right-of-way shall provide a minimum five-foot planted buffer strip between the parking area and the private street or public right-of-way and meet the requirements in Chapter [20.50](#) CMC, Landscaping, Buffering, Fencing, and Solid Waste Receptacles. (Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).

#### **New 20.72.XXX Maintenance**

A. It shall be the responsibility of the property owner to ensure that all off-street parking spaces and areas required by this chapter are maintained for the duration of the improvement or use requiring the parking area.

B. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, pavement, signs, striping, and wheel stops, shall be permanently maintained by the property owner/tenant in good repair, free of litter and debris, potholes, obstructions, and stored material.

C. Drive aisles, approach lanes, and maneuvering areas shall be marked and maintained with directional arrows and striping to expedite traffic movement. Any area not intended for parking shall be signed as such, or, in areas where curb exists, the curb may be painted red in lieu of signs.

#### **20.72.050 Development standards.**

A. Parking lot construction shall comply with standards set forth by the [Centraila Design and Development Guidelines](#) ~~public works department~~.

B. Parking area design shall include:

1. Ingress and Egress. The location of all points of ingress and egress to parking areas shall be subject to the review and approval of the public works department.

2. Backing Out Prohibited. In all commercial and industrial developments and in all residential buildings containing **five four** or more dwelling units, parking areas shall be so arranged as to make it unnecessary for a vehicle to back out into any street or public right-of-way.

3. Parking Spaces—Access and Dimensions. Adequate provision shall be made for individual ingress and egress by vehicles to all parking stalls at all times by means of unobstructed maneuvering aisles. Maneuvering aisles and parking stall dimensions shall be as shown in **Figures 20.72.050(B)(1), (2) and (3).**

**8' x 20' stalls as per** RCW 36.70A.622

4. Small Car Parking Spaces. In all parking facilities containing twenty-five or more parking spaces, a maximum of twenty-five percent of the required parking spaces may be reduced in size for the use of small cars, provided these spaces shall be clearly identified with a sign permanently affixed immediately in front of each space containing the notation, "Compacts Only." Spaces designed for small cars may be reduced in size to a minimum of seven and one-half feet in width and fifteen feet in length. Where feasible, all small cars shall be located in one or more contiguous areas and/or adjacent to ingress/egress points within parking facilities. Location of compact car parking spaces shall not create traffic congestion or impede traffic flows.

5. Setback of Buildings from Public Right-of-Way **in the Urban Growth Area.**

a. When parking is not to be provided between the building and the right-of-way line, the building setback shall be:

- i. Forty-five feet from the centerline of the right-of-way; or
- ii. Half the right-of-way width plus fifteen feet, whichever is greater.

b. When parking is to be provided between the building and the right-of-way, the building setback shall be:

- i. Forty-five feet (five feet is for planted buffer strip along right-of-way line) from the centerline of the right-of-way; or
- ii. Half the right-of-way width plus five feet (five feet is for planted buffer strip along right-of-way line), whichever is greater; plus
- iii. The distance needed for appropriate parking and internal circulation as shown in the design standards of this section.

6. Paving. All vehicular maneuvering and parking areas, including but not limited to off-street parking areas, truck and mobile equipment loading, unloading, storage and maneuvering areas, and related accesses to and from public right-of-way, shall be paved with asphalt, **concrete,** or equivalent material **including grass block pavers.**

The community development director, after consulting with the city engineer, may waive the paving requirements in the following instances:

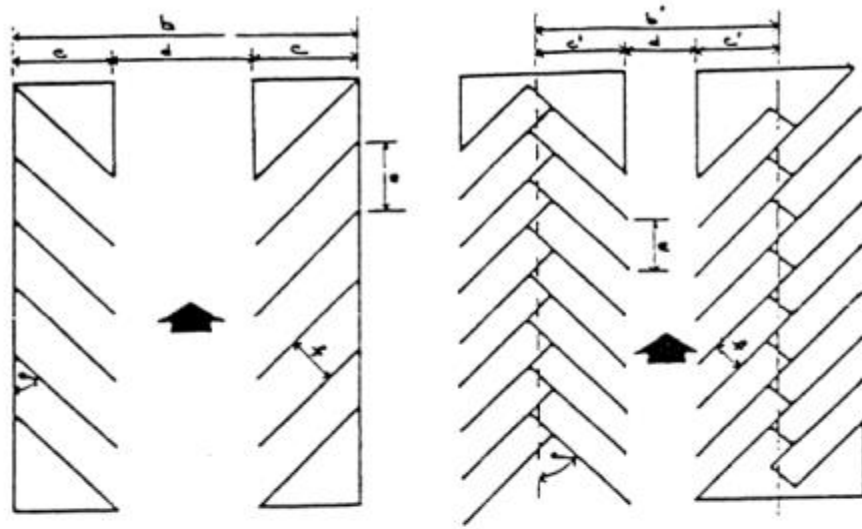
- a. Areas used only for the storage and operation of heavy equipment, tracked vehicles, trucks and other large-tire vehicles as well as storage of large items unsuitable or

unnecessary to store within a structure and where such areas are not generally used for regular deliveries or access by the general public. All such areas must be fenced with a six-foot chain link fence and contain a twenty-five-foot asphalt or concrete apron for any and all access points to the public right-of-way; and

b. The property is zoned for and is conforming to either open space/public facility, commercial or industrial uses.

7. Stormwater Runoff. All stormwater runoff shall be retained and disposed of on site or disposed of in a system designed for such runoff and which does not flood or damage adjacent properties. Systems designed for runoff retention and control shall be subject to the specifications provided by the public works department, and shall be subject to its review and approval.

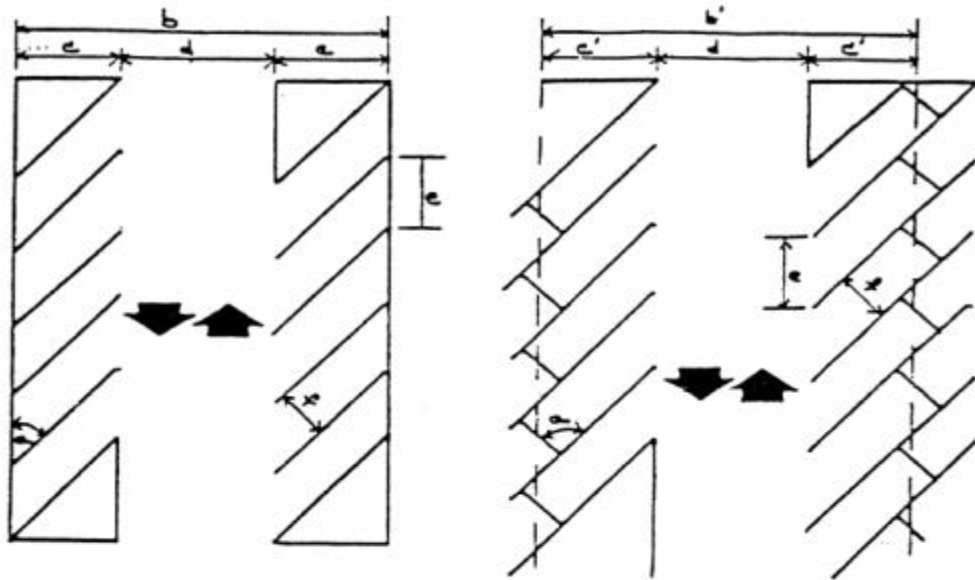
Figure 20.72.050(B)(1)



ONE WAY TRAFFIC

	a	b	c	d	e	f	b'	c'
0°		28'	8'	12'	23'	8'		
35°		48'	18'	12'	14.8'	8.5'	41'	14.5'
40°		49'	18.5'	12'	13.2'	8.5'	42'	15'
45°		50'	19'	12'	12'	8.5'	43'	15.5'
50°		51'	19.5'	12'	11.1'	8.5'	45'	16.5'
55°		53'	20'	13'	10.4'	8.5'	48'	17.5'
60°		55'	20'	15'	9.8'	8.5'	50'	17.5'
65°		57'	20'	17'	9.7'	8.8'	53'	18'
70°		59'	20'	19'	9.6'	9'	56'	18.5'
COMPACT CAR PARKING	45°		17'	11'		9'		
	60°		16.7'	14'		8.7'		
	75°		16.3'	17.4'		7.8'		
	90°		15'	20'		7.5'		

Figure 20.72.050(B)(2)

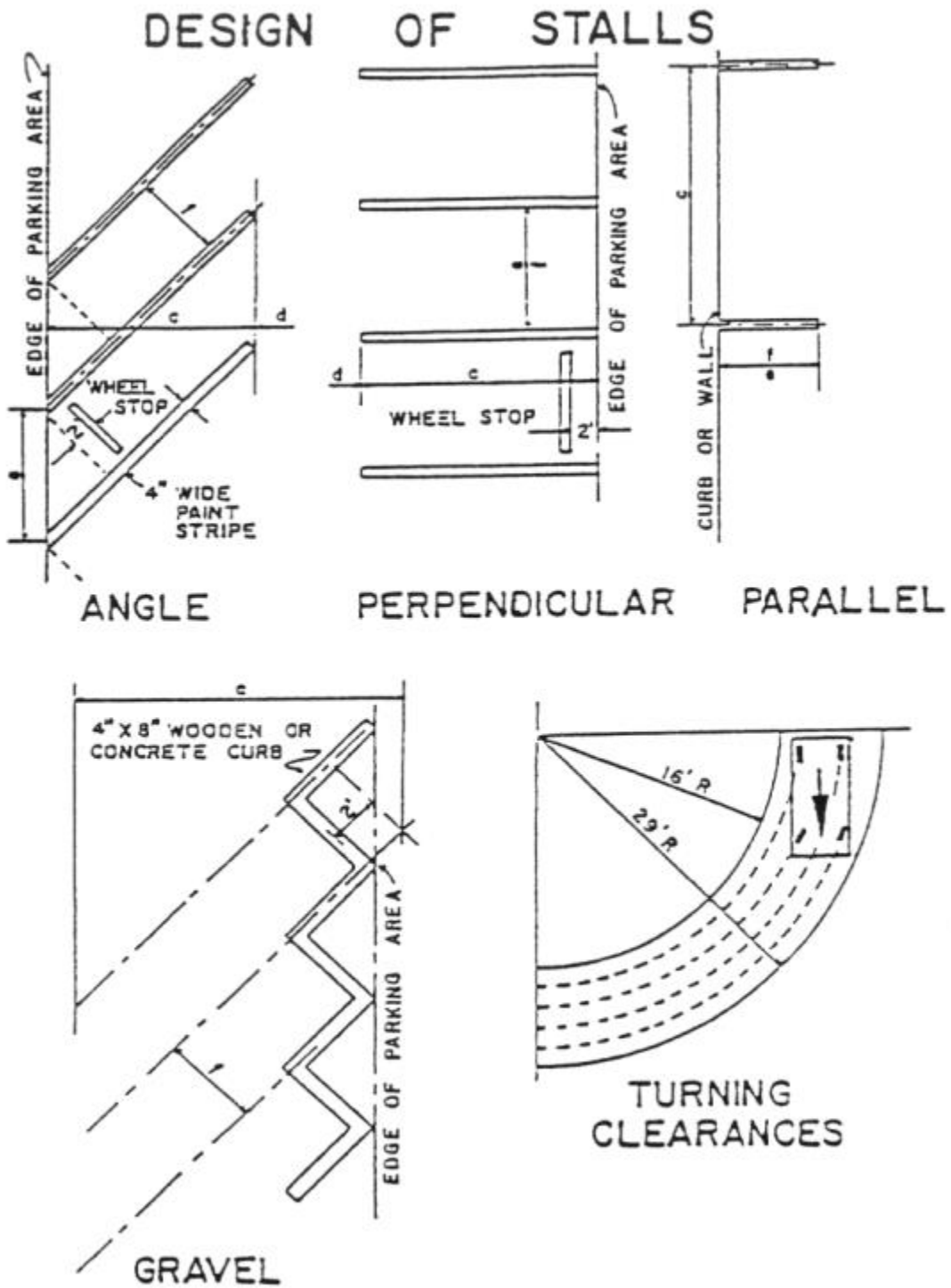


TWO-WAY

TRAFFIC

	a	b	c	d	a	f	b'	c'
	0°	36'	8'	20'	23'	8'		
	35°	56'	18'	20'	14.8'	8.5'	49'	14.5'
	40°	57'	18.5'	20'	13.2'	8.5'	50'	15'
	45°	58'	19'	20'	12'	8.5'	51'	15.5'
	50°	59'	19.5'	20'	11.1'	8.5'	53'	16.5'
	55°	60'	20'	20'	10.4'	8.5'	55'	17.5'
	60°	60'	20'	20'	9.8'	8.5'	55'	17.5'
	65°	60'	20'	20'	9.7'	8.8'	56'	18'
	70°	60'	20'	20'	9.6'	9'	57'	18.5'
	90°	64'	20'	24'	9'	9'		
COMPACT CAR PARKING	45°		17'	20'		9'		
	60°		16.7'	20'		8.7'		
	75°		16.3'	20'		7.8'		
	90°		15'	20'		7.5'		

Figure 20.72.050(B)(3)



(Ord. 2308 § 1, 2013: Ord. 2209 § 2 (part), 2008: Ord. 2024 § 1 (part), 1999).