



PLANNING COMMISSION AGENDA

Thursday, August 14, 2025 ~ 6:00 p.m.

118 West Maple Street, City Hall, Centralia, WA

Join via zoom:

<https://us02web.zoom.us/j/85991020858?pwd=MF1RUNnVjTVWpjEVzySUTCVG90QT09>

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-
Coubms
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 August 14, 2025.
- E. Approval of Planning Commission Meeting Minutes from July 10, 2025 (pgs. i-ii).
- 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. Conduct a workshop on proposed amendments to the Centralia Municipal Code Title 20.
 - CMC 20.04 General Provisions
 - CMC 20.06 Definitions
 - CMC 20.11 Land Use Table (all uses)
 - CMC 20.21 Residential Districts
 - CMC 20.29 Gateway Commercial District

3. ADJOURN MEETING (CMC 2.16.130.J)



PLANNING COMMISSION MEETING MINUTES

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

118 West Maple Street, City Hall, Centralia, WA

Jakob McGhie – Chair

Sybil Kuhn – Vice-Chair

Beth Sweeney – Commissioner

Jackie Franks – Commissioner

Bonnie Canaday-Coumbs – Commissioner

Holly Stidham – Commissioner

Chuck Kifer – Commissioner

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 Franks to approve the Planning Commission Agenda for July 12, 2025, as written. The motion was seconded by Commissioner Canaday-Coumbs.

The motion carried the following vote:

Aye: 5 Nay: 0

E. Approval of Planning Commission Meeting Minutes from 2025.

A MOTION was made by Commissioner Sweeney to approve the Planning Commission meeting minutes from June 12, 2025, as written. The motion was seconded by Commissioner Canaday-Coumbs. The motion carried the following vote: Aye: 5 Nay: 0

F. Announcements, reports and comments

Chair McGhie will not be present at the August meeting and may potentially miss the September meeting.

Commissioner Canaday-Coumbs reported on the Sunrise Group groundbreaking ceremony for the proposed planned unit development on E Roanoke Street.

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. The workshop was opened by Chair McGhie at 6:04 PM. Discussion on the following occurred:

i. CMC 20.09 Zoning District and Boundaries. Proposed amendments to create the R-2A zone and amend the PMP zone. Discussion resulted in no recommended changes at this time.

ii. CMC 20.40 M-1 District. Amendments to setbacks, heights, design criteria, etc. Discussion resulted in recommended changes for restrooms and vehicle idling limitations.

iii. CMC 20.42 M-2 District. Same as M-1 with same recommended changes.

iv. CMC 20.45 PMP District. Same as M-1 with same recommended changes.

- v. CMC 20.48 NEW: Parks and Open Space. Create new section to separate Parks/Open Space from the Public Facilities zone. Discussion resulted in no recommended changes at this time.
- vi. CMC 20.46 Public Facility District. Discussion resulted in the recommendation to amend setbacks to match the C-3 District in the Gateway Zone and potentially this zone.
- vii. CMC 20.27 C-1 District. Use, height and setback amendments. Discussion resulted in no recommended changes at this time.
- viii. CMC 20.28 C-2 District. Same as C-1. Discussion resulted in no recommended changes.
- ix. CMC 20.24 C-3 District. Wireless facilities, structure height and other amendments. New sections pertaining to accessory structures and parking. Discussion resulted in no recommended changes at this time.
- x. CMC 17.01 Fire. Recreational fire amendments. Discussion resulted in no recommended changes at this time.
- xi. CMC 20.11 Land Use Matrix. See agenda for details. Discussion resulted in recommended changes to the short term rental districts.
- xii. Further discussion needed on proposed Co-Housing uses.

3. ADJOURN MEETING (CMC 2.16.130 J.)

Chair McGhie adjourned the meeting at 7:38 PM.

Jakob McGhie, Chair

Date

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 due to a medical hardship.](#)
- [20.04.110 Temporary placement of a recreational vehicle while constructing or rehabilitating a residence.](#)
- [20.04.120 Temporary placement of a recreational vehicle for security or emergency use.](#)
- [20.04.130 Short-term rentals](#)

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, unwalled 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 provided a minimum setback of ten feet is retained from the front property line.

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 provided a minimum setback of ten feet is retained from the front property line and they 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.

Moved from CMC 20.63

20.63.035 Temporary placement of a recreational vehicle due to a medical hardship.

A. A recreational vehicle no more than **five** years old may be permitted as a temporary dwelling on the same lot as a permanent dwelling, provided:

1. The recreational vehicle together with the permanent residence shall meet the setback, height, building footprint, and lot coverage provisions of the applicable zone;
2. The temporary recreational vehicle shall pass a setup and safety inspection performed by the building department to ensure that the recreational vehicle is properly installed, safe for habitation and that it has adequate external lighting and access to accommodate emergency services;
3. The recreational vehicle shall be connected to water, sewer/septic and electrical services provided to the existing structure on the parcel or to separate services as deemed appropriate by the service provider. There will be no additional capital facility, water/sewer permit or latecomer fee required if the recreational vehicle is connected to services already provided to the existing structure on the parcel;
4. Permits for medical hardships shall be effective for **twelve** six months.
 - a. Extensions of the temporary hardship permit may be approved in **twelve** six-month increments subject to demonstration of continuing medical hardship and a safety inspection in accordance with the procedures and standards set forth in subsection (A) of this section.

5. **Deed Restriction.** The applicant shall submit with the permit application provided by the city a signed, notarized affidavit that the community development department shall record with the Lewis County auditor containing the following:
 - 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 that the applicant understands the temporary nature of the permit, subject to the limitations outlined in subsections (B) and (C) of this section;
 - d. Certification that the physician's signature is both current and valid; and
 - e. Certification signed by a physician that a resident of the subject property requires daily care, as defined in CMC [20.06.265](#);
5. This section does not supersede area conditions, covenants and restrictions;
6. There shall be no rent charged to the occupant of this temporary use.

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

1. A completed application form—the form to be provided by the city;
2. An application fee of two hundred dollars to cover the cost of administration, inspections and notification of adjacent property owners;
 - a. **Extension requests will require a fee of fifty dollars to cover review of recertification and safety inspection of recreational vehicle installation.**
3. 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;
4. A description and/or photograph of the proposed temporary dwelling;
5. Documentation of approved water supply and sewage disposal system by the appropriate government agency;
6. Original documents of certifications listed in subsections (A)(4)(a) through (e) of this section;
7. Applications shall be reviewed and may be approved by the community development director as a Type 2 application with public notification and a fourteen-day appeal period. **Permits for medical hardships shall be effective for twelve months. Extensions of the temporary hardship permit may be approved in twelve-month increments subject to demonstration of continuing medical hardship and a safety inspection in accordance with the procedures and standards set forth in subsection (A) of this section. The extension will require a fee of fifty dollars to cover review of recertification and safety inspection of recreational vehicle installation.** Appeals of the community development director's decision shall be heard by the hearing examiner.

C. **The recreational vehicle shall not be used as a residence forty-five days after:**

1. The expiration of the temporary permit; or
2. The cessation of provision of daily care.

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

fees required for enforcement. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2171 § 1, 2006).

20.63.036 Temporary placement of a recreational vehicle while constructing or rehabilitating a residence.

A. A temporary placement permit may be issued to utilize a recreational vehicle as a temporary dwelling unit by the property owner only, 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 and that it has adequate external lighting and access to accommodate emergency services;
3. There shall be an active, approved building permit for the construction or rehabilitation of a residence on the parcel where the temporary recreational vehicle is to be located, and progress shall be ongoing in the construction or rehabilitation of the permanent residential structure;
4. 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;
5. This section does not supersede area conditions, covenants and restrictions;
6. There shall be no rent charged to the occupant of this temporary use.

B. Applications for placement of a temporary recreational vehicle during the construction or rehabilitation of a residence shall consist of the following:

1. A completed application form—the form to be provided by the city;
2. An application fee of two hundred dollars to cover the cost of administration, inspections and notification of adjacent property owners;
 - a. Extension requests will require a fee of fifty dollars to cover review of recertification and safety inspection of recreational vehicle installation.
3. 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;
4. A description and/or photograph of the proposed temporary dwelling;
5. Documentation of approved water supply and sewage disposal system by the appropriate government agency;
6. Applications shall be reviewed and may be approved by the building official. This is a Type 2 application not requiring public notice. Permits are issued under an existing building permit for the construction or rehabilitation of a residence 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 fee of fifty dollars to cover a safety inspection of recreational vehicle installation. Appeals of the building official's decision shall be heard by the hearing examiner.

C. The recreational vehicle shall not be used as a residence thirty days after the issuance of the certificate of occupancy/final inspection of the new or rehabilitated residence. If the recreational vehicle continues to be used as a residence 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. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2172 § 1, 2006).

20.63.037 Temporary placement of a recreational vehicle for security or emergency use.

A. A temporary placement of a recreational vehicle for security or emergency use is permitted in any zoning district as part of a construction project, for office use of construction personnel, temporary living quarters for security personnel, and for emergency use for a period of six months. A one six-month extension may be granted by the Community Development Director upon written request of the property owner upon finding that such request for extension is reasonable and in the public interest;

B. A temporary placement permit may be issued to utilize a recreational vehicle as a temporary dwelling unit by the property owner only, 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. There shall be an active, approved building permit for the construction or rehabilitation of a residence on the parcel where the temporary recreational vehicle is to be located, and progress shall be ongoing in the construction or rehabilitation of the permanent residential structure;
4. 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;
5. This section does not supersede area conditions, covenants and restrictions;
6. There shall be no rent charged to the occupant of this temporary use.

B. Applications for placement of a temporary recreational vehicle during the construction or rehabilitation of a residence shall consist of the following:

1. A completed application form—the form to be provided by the city;
2. An application fee of two hundred dollars to cover the cost of administration, inspections and notification of adjacent property owners;
3. 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;
4. A description and/or photograph of the proposed temporary dwelling;
5. Documentation of approved water supply and sewage disposal system by the appropriate government agency;
6. Applications shall be reviewed and may be approved by the building official. This is a Type 2 application not requiring public notice. Permits are issued under an existing building permit for the

construction or rehabilitation of a residence 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 fee of fifty dollars to cover a safety inspection of recreational vehicle installation. Appeals of the building official's decision shall be heard by the hearing examiner.

C. The recreational vehicle shall not be used as a residence thirty days after the issuance of the certificate of occupancy/final inspection of the new or rehabilitated residence. If the recreational vehicle continues to be used as a residence 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. (Ord. 2209 § 2 (part), 2008: Ord. 2178 § 6 (part), 2006: Ord. 2172 § 1, 2006).

20.04.100 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 other 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 and have one parking stall per rental unit onsite with a designated sign(s) for the tenant(s).

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 a 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. Distance requirements???

22. 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.

Chapter 20.06
DEFINITIONS

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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).

20.06.230 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.

“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).

20.06.330 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).

City of Olympia “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. 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.

20.06.361a 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).

20.06.660 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).

20.06.705b 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:

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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.

20.21.045 Residential sidewalks.

A. In the R:4, R:8, R:15, and R:20 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.

Alternative:

A. In the LBD, R:4, R:8, R:15, and R:20 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 (1) 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).

~~B. In the LBD, R:2, and R-5A zoning districts, sidewalks shall be constructed across the length of lot frontage when (1) 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.~~

RCW 36.70A.681 (l) A city or county may not require public street improvements as a condition of permitting accessory dwelling units.

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	<u>10,890/13,000</u> <u>21,780</u> [*]	40	50
R:8	0 – 8	<u>6,000/13,000</u> <u>16,000/21,780</u> [#]	40	65
R:15	0 – 15	<u>6,000/10,000</u> <u>13,000/21,780</u> [^]	40	65
R:20	0 – 20	<u>6,000/10,000</u> <u>13,000/21,780</u> [^]	40	65

^{*} 10,890 square feet for a single-family dwelling ~~or~~ duplex, ~~or~~ triplex, 13,000 21,780 square feet for a ~~tri-plex, or a~~ fodfurplex ~~or~~ multiple-family dwelling

[#] 6,000 square feet for a single-family dwelling ~~or~~ duplex, ~~or~~ triplex, 13,000 16,000 square feet for a ~~tri-plex, or a~~ fourplex; 21,780 for a ~~or~~ multiple-family dwelling ~~with 5 to 10 units~~

[^] ~~6,000 square feet for a triplex; 10,000~~ 13,000 square feet for a ~~tri-plex, or a~~ fourplex; 21,780 for a ~~or~~ multiple-family dwelling ~~with 5 to 10 units~~

(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 20.50 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
<u>R-2A</u>	<u>20</u>	<u>10</u>	<u>10</u>	<u>20</u>
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). **LEWIS COUNTY ISSUE**

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 an accessory secondary dwelling. Creation of a lot or lots shall meet all requirements of the 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 size 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 requirementss shall also be provided for in protective covenants. (Ord. 2445 §§ 1, 2 (Exh. A) (part), 2020).

20.21.160 Street improvements.

For all developmentss with more than three dwelling units or more on one lot, curbs, gutters, sidewalks, and street lighting shall be provided in compliance with Chapter [18.10](#) CMC, Design and Development Guidelines. Exception to this requirement is the addition of one or two accessory dwelling units to the principle residential dwelling as per RCW 36.70A.681 (l). (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, accessory dwelling units, 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 located within an urban growth area that allows at least six multifamily residential units, including on a lot zoned for mixed-use development.
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;

C. Co-housing 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. Approval Process. Applications for co-housing projects shall be processed pursuant to CMC 20.02 and as a conditional use permit.
4. 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.
5. Setbacks. The building setbacks shall meet the requirements in the underlining zoning district.
6. Platting. Dwellings in co-housing developments as allowed in CMC 20.11 are not required to be located on individual lots.

20.21.200 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 II application pursuant to CMC 20.02. The City shall process an application for a group home housing more than 20 unrelated persons as an essential public facility.

D. 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.

<u>GROUP HOME SEPARATION REQUIREMENTS – Zoning Districts</u>			
<u>Group Home Type</u>	<u>Offenders</u>	<u>Youth</u>	<u>Homeless</u>
<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</u>	<u>1/2 mile</u>	<u>1/4 mile</u>	<u>1/4 mile</u>

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. Site Plan. The applicant shall submit a detailed site plan with the application. The Hearing Examiner may increase the Development Standards specified in CMC 20.21.200 C. as necessary to ensure compatibility of the group home with surrounding uses.

F. Occupancy. Not more than 20 residents may be accommodated at one time, exclusive of required staff.

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

G. Confidential Shelters. An application for a confidential shelter housing seven or more unrelated persons is a Type II application pursuant to OMC 18.70.040. Neither Public Notice Requirements nor a public hearing is required.

20.21.210 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 four (4) and no more than twelve (12) dwelling units per courtyard. The units may be attached to or detached from each other.

CHAPTER 20.29
GATEWAY COMMERCIAL ZONING

§ 20.29.010. Intent. (Ord. 2354 § 4 (part), 2015)

It is the intent of this chapter to:

- A. Limit location of general commercial areas to sites having safe and efficient access to major transportation routes;
- B. Identify the types of commercial uses appropriate or acceptable in the gateway commercial zoning district;
- C. ~~Provide a park-like setting for commercial uses and to~~ Provide an attractive entranceway into the city;
- D. Permit commercial uses and activities which depend more heavily on convenient vehicular access than pedestrian access;
- E. Provide development standards to enhance the efficient operation of these districts; and to achieve minimum adverse impact on the community as a whole, especially on adjacent properties having different land use characteristics; and
- F. Encourage and permit the development of commercial uses which serve a wide geographic market area with a broad and diverse range of goods and services.

§ 20.29.020. Permitted uses. (Ord. 2445 § 2 (Exh. A) (part), 2020; Ord. 2354 § 4 (part), 2015)

- A. Permitted as provided in Chapter 20.11 CMC.
- B. Other or Related Uses Permitted.
 1. Home occupations as provided in Chapter 20.69 CMC.
 2. Signs. See Chapter 18.24 CMC.
 3. Hotels/Motels. A hotel/motel is an establishment that provides lodging paid on a short- term basis. The maximum time any person may stay at a hotel/motel shall be thirty consecutive days.
 4. Motor vehicle service stations, including minor vehicle repair and/or self-service fueling stations; provided, however, that site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent residential areas.
 5. Accessory Buildings and Uses. Accessory Buildings and Uses. Accessory buildings shall be consistent with the GC Zoning District. Accessory buildings shall be cohesive in design with the main structure and meet all setbacks as required by the zoning district. Cargo containers shall not be permitted in this zone except during the construction phase of development or during a special event for no more than 30-days. All containers shall be removed within fifteen days of the issuance of an occupancy permit or a temporary occupancy permit.
~~Accessory buildings shall be consistent with the C-1 general commercial zone (Chapter 20.27 CMC). Accessory buildings shall be cohesive in design with the main structure. Cargo containers shall not be permitted in this zone except during the construction phase of~~

~~development. All containers must be removed within fifteen days of the issuance of an occupancy permit or a temporary occupancy permit.~~

6. Temporary seasonal produce stands.
7. Residential uses when located above the first floor, provided they meet the following:
 - a. The commercial use or common space shall be located along the first floor building frontage;
 - b. The performance standards established in CMC 20.29.120;
 - c. Each dwelling unit shall contain a kitchen and bathroom;
 - d. Natural light and ventilation shall be provided in each individual dwelling unit as well as common areas such as hallways.

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.

§ 20.29.030. Prohibited uses. (Ord. 2354 § 4 (part), 2015)

- A. Kennels.
- B. Wireless telecommunication facilities.
- C. Autowrecking yards including junk, scrap metal and other material salvage operations including recycling centers.
- D. Storage of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in this district.
- E. Businesses requiring a temporary business license, except temporary seasonal produce stands. Temporary seasonal produce stands shall only be permitted with the issuance of a temporary business license and written permission of the property owner.
- F. Sexually explicit adult entertainment and uses other than those identified or described in CMC § 20.29.020 and are prohibited.

§ 20.29.040. Environmental performance standards. (Ord. 2354 § 4 (part), 2015)

- A. It shall be the responsibility of the operator and/or the proprietor of any permitted use to provide

such evidence and technical data as the enforcing officer may require demonstrating 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.

§ 20.29.050. Building location. (Ord. 2354 § 4 (part), 2015)

Location of buildings or structures shall be as follows:

- A. Setbacks from side property lines: ten feet;
- B. Setbacks from rear property lines: fifteen feet;
- C. Setbacks from front property lines shall be in accordance with CMC § 20.72.050 and the maximum front and street side setbacks: ten feet.
- D. Setbacks from corner property lines: fifteen feet.

§ 20.29.060. Site area. (Ord. 2354 § 4 (part), 2015)

Maximum building coverage shall be forty percent.

§ 20.29.070. Design and development guidelines. (Ord. 2354 § 4 (part), 2015)

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

§ 20.29.080. Public right-of-way. (Ord. 2354 § 4 (part), 2015)

Setbacks from public right-of-way shall comply with the requirements of Chapter 20.72 CMC.

Street lights must be black and match the light poles utilized in downtown Centralia. All utilities should be located underground unless waived by the site plan review committee.

§ 20.29.090. Landscaping, buffering, fencing, and solid waste receptacles. (Ord. 2354 § 4 (part), 2015)

Landscaping shall be provided in accordance with Chapter 20.50 CMC.

§ 20.29.100. Off-street parking. (Ord. 2354 § 4 (part), 2015)

Off-street parking shall be provided in accordance with Chapter 20.72 CMC and meet the following requirements:

- A. Designing parking areas to be partially screened from view from adjacent streets with a three-foot grass berm with trees spaced as per Chapter 20.50 CMC or other screening elements.
- B. Shared parking and access are encouraged if accessing from Mellen Street.
- C. Parking lot lights shall be no more than sixteen feet in height, and shielded so as to not direct light onto adjacent properties.

§ 20.29.110. Height. (Ord. 2547 § 3, 2024; Ord. 2354 § 4 (part), 2015)

The maximum height of a building shall be eighty feet.

§ 20.29.120. Performance standards. (Ord. 2467 § 4, 2021; Ord. 2354 § 4 (part), 2015)

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

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

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

1. Building Design. All building sides facing public streets shall incorporate a substantive use of building elements, as approved by the city, to achieve a distinctive character. A recognizable base treatment of the wall consisting of thicker walls, ledges or sills using integrally textured and colored materials such as stone, masonry, or a decorative concrete or some other architectural feature that breaks up the exterior horizontal and vertical mass of the wall. Building materials such as brick, stone, concrete, tile, steel, wood, and metal are required.
2. The climate in Centralia is such that in the summer months shade is preferred, and in the winter months protection from the rain and wind is necessary. Therefore, at least thirty percent of the horizontal length of the front walkway or facade shall be covered with awnings, porticos, arcades, or some other architectural feature or treatment which adds definition to the building openings, walkways or entrances.
3. Building Colors. Colors for buildings and other elements shall be medium to dark earth tones. Accent colors used to call attention to a particular feature or portion of a building, or to form a particular pattern, shall be compatible with predominant building base colors and may be incorporated using such elements as shutters, building trim and awnings and shall cover no more than five percent of a building facade.
4. Building Materials. At least two kinds of materials distinctively different in texture or masonry pattern, at least one of which is decorative block, brick or stone, with each of the required materials covering at least twenty-five percent of the exterior walls of the building. Metal siding may be used as an exterior finish material as long as the amount used does not exceed twenty-five percent of the area of any single wall, exclusive of the roof, and provided it matches or complements the building color and/or material scheme. Further, such metal siding shall be a "standing seam" type or equivalent quality, not a "corrugated" type. Architectural metals, such as bronze, brass, copper and wrought iron, may be used and may exceed the twenty-five percent area limit.

5. Building Equipment. All building equipment and service areas, including at-grade and roof mechanical equipment and transformers, shall be substantially screened from view from public rights-of-way and other public spaces. Screening materials shall be of the same or comparable material, texture and color as the materials used on the building. Roof-mounted equipment screening shall be constructed as an encompassing monolithic unit, rather than as several individual screens. The height of the screening element shall equal or exceed the height of the structure's tallest piece of installed equipment.
6. Multi-Building Developments. Developments with multiple buildings shall include predominant characteristics in each building so that the buildings within the development appear to be part of a cohesive, planned area, yet are not monotonous in design. Predominant characteristics may include use of the same or similar architectural style, materials and colors.
7. Roof Articulation. Changes in roof lines, including the use of stepped cornice parapets, a combination of flat and sloped roofs, or pitched roofs with at least two roof line elevation changes or some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the roof.
8. Lighting. Accent lighting on architectural and landscape features can add interest and focal points. The use of LED lighting is strongly encouraged. On-site lighting, including parking lot lighting and illuminated signs, shall be located, directed or designed in a manner to prevent glare on adjacent properties. All lighting should have similar design elements throughout the zoning district. Decorative light fixtures and up-lighting on trees and provisions for seasonal lighting are encouraged.
9. Amenities and Art. Amenities and works of art enhance quality of life as well as visual interest. Public amenities and art encourage pedestrian activity and contribute to the experience. A cohesive, unified lighting and amenity policy will help give the district its own distinctive identity. Therefore, all projects will be required to have public amenities and art integrated into the design of the building or landscaping that is accessible or directly viewable to the general public (examples: fountains, sculptures, murals, lighting).
10. A modification to the performance standards may be granted by the site plan review committee, when the applicant has demonstrated that either:
 - a. Site-specific, physical constraints necessitate application of the alternative standard, and such constraints will not allow a reasonable use of the property without application of such alternative standard; or
 - b. The alternative standard achieves the intent to the same or greater degree and results in equivalent or greater benefits to the community.

§ 20.29.130. Site plan review. (Ord. 2354 § 4 (part), 2015)

Architectural and building materials review will be critical in this district to ensure that new or remodeled structures maintain an appearance which is highly compatible with adjoining commercial and residential areas in accordance with Chapters 20.84 and 20.27 CMC.

20.24.140 Development review.

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

20.24.150 Addition of dwelling units in existing buildings.

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

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

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

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

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

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

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

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

DRAFT 8/8/2025; Comprehensive Plan Designations

DRAFT 8/8/2025; Comprehensive Plan Designations															Parks and Open Space		Public Facilities		Zolt Master Plan																		
Zoning Districts		R-5A		R-2A		R:2		R:4		R:8		R:15		R:20		H-1		LBD		GCD		C-1		C-2		C-3		M-1		M-2		PMP		PF		POS	
Dormitory for students		N	N	N	N	N	N	N	N	CUP	CUP	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	N	ZI	PL	PN						
Emergency housing/homeless housing with 6 or fewer residents (indoors only)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	ZI	PL	PN							
Emergency housing/homeless housing—7+ residents (indoors only)		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	CUP	P	P	P	P	ZI	PL	PN								
Emergency shelter for homeless housing (indoors only)		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	CUP	P	P	P	P	ZI	PL	PN								
Emergency shelter for domestic violence for less than 10 occupants		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	P	P	P	P	P	P	P	P	ZI	PL	N								
Emergency shelter for domestic violence for 10 or more occupants		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	CUP	P	P	P	P	P	P	P	P	ZI	PL	N									
Enhanced services facility		N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	N	N	N	N	N	N	CUP	CUP	ZI	CUP	N								
Foster home <u>(with 7 or more children)</u>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	N	N	N	N	N	N	N	N	N	ZI	CUP	N									
Nursing home/convalescent care facility/long-term care facility		CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	N	N	N	N	N	N	CUP	N	ZI	CUP	N									
Permanent supportive housing		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P	P	P	ZI	CUP	N									
Residential treatment facility		N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	N	N	CUP	N	N	CUP	N	N	ZI	CUP	N										
Senior citizen centers		N	N	N	N	N	N	N	N	CUP	CUP	CUP	CUP	CUP	CUP	CUP	N	N	CUP	N	CUP	N	N	N	ZI	CUP	N										
Transitional housing		P	P	P	P	P	P	P	P	P	P	P	P	P	P	N	P	P	P	P	P	P	P	P	ZI	CUP	N										
Commercial and Industrial Uses																																					
Adult entertainment business uses within the city limits which comply with Chapter 5.44 CMC		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	ZI	ZI	N									
Animal clinics and animal hospitals		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	P	P	ZI	PL	PN									
<u>Athletic fields (baseball, fastpitch, soccer, and other sports)</u>		P	P	P	P	P	P	P	P	P	P	P	P	P	P	CUP	P	P	P	P	P	P	P	P	CUP	ZI	PL	P									
Automobile parking facilities or structures other than those specifically required in Chapter 20.72 CMC in connection with permitted uses		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	P	N	CUP	P	P	P	ZI	PL	CUP	P									
<u>Automotive or RV major repair including rebuilding of an engine, transmission, service maintenance, paint, powder coating, body work, etc. site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent uses or residential areas</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	ZI	N	N	CUP	N	N	N	P	ZI	PL	N										

DRAFT 8/8/2025; Comprehensive Plan Designations															Parks and Open Space		Public Facilities		Port Master Plan																		
Zoning Districts		R-5A		R-2A		R:2		R:4		R:8		R:15		R:20		H-1		LBD		GCD		C-1		C-2		C-3		M-1		M-2		PMP		PF		POS	
<u>Automotive or RV minor repair, provided, however, that site plan review committee approval shall be required to ensure that adequate provisions are made to ensure that such use does not create a nuisance or unreasonably interfere with nearby or adjacent residential areas</u>																																					
Automotive, <u>RV</u> , and trailer sales		N		N		N		N		N		N		N		N		P		P		P		P		P		P		P		N		N			
<u>Automotive tire sales and storage (indoors only); no outdoor storage of tires</u>		N		N		N		N		N		N		N		N		N		P		P		P		P		P		N		N					
<u>Automotive towing, including secured storage of vehicles</u>		N		N		N		N		N		N		N		N		N		N		N		N		N		P		P		N					
Automotive/vehicle gas or electric station <u>including a small retail store</u>		N		N		N		N		N		N		N		N		N		N		P		P		P		P		P		N					
<u>Automotive/RV wrecking yard</u>		N		N		N		N		N		N		N		N		N		N		N		N		N		CUP		N		N					
Brewery/distillery associated with a restaurant		N		N		N		N		N		N		N		N		N		P		P		P		P		P		N		N					
<u>Campground or overnight stays or events (not an RV Park)</u>		N		N		N		N		N		N		N		N		N		N		N		N		N		CUP		N		N					
Cemeteries (private or public)		N		N		N		N		N		N		N		N		N		N		N		N		N		CUP		N		P					
Child care/preschool with 6 or fewer children		P		P		P		P		P		P		P		P		P		CUP		P		N		P		N		P		N					
Child care as a secondary use, home or business as the primary use		N		N		N		N		N		N		N		P		P		P		P		P		P		P		P		P					
Child care/day care center or pre/nursery schools with 7 or more children		CUP		CUP		CUP		CUP		CUP		CUP		CUP		CUP		P		CUP		P		N		P		N		P							
Churches		P		P		P		P		P		P		P		P		P		P		P		P		P		P		N		P					
College—Public and private and similar facilities		N		N		N		N		N		N		N		N		N		N		P		P		N		P		N		P					
Commercial recreation, such as personal amusement or recreation establishments, such as those featuring mechanical or electronic games; games of skill such as billiards, bowling, table tennis, etc.		N		N		N		N		N		N		N		N		P		P		P		P		P		N		N		N					
<u>Community center or senior center</u>		N		N		N		N		N		N		N		N		P		P		P		P		P		P		N		P					
<u>Cryptocurrency mining</u>		N		N		N		N		N		N		N		N		N		N		N		N		N		N		N		N					
<u>Data Centers or micro Data Centers</u>		N		N		N		N		N		N		N		N		N		N		N		N		N		N		N		N					
<u>Distributive business establishments, such as wholesaling or warehousing</u>																																					
Dry cleaning		N		N		N		N		N		N		N		N		P		P		P		P		P		P		N		P					
Emergency medical centers		N		N		N		N		N		N		N		N		P		P		P		P		P		P		N		P					
Entertainment uses, such as theaters		N		N		N		N		N		N		N		N		N		P		P		P		P		P		N		N					

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Zoning Districts		R-5A	R-2A	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	PMP	PF	POS
Explosives—Storage, manufacture or sale of explosives or materials of such character or in such quantities as to constitute a significantly greater hazard to persons, property or environmental health than that posed by materials commonly used or stored in the ordinary retail and service establishments permitted in these districts															CUP	CUP		N	
<u>Feed Lots, Livestock, Rendering or Meat Packing Plants</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Fraternal organizations/lodges/private clubs		N	N	N	N	N	N	N	CUP	N	P	P	N	P	P	P	N	N	N
Funeral parlors, mortuaries, and crematoria		N	N	N	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	N	N
<u>General Light Industrial – single industrial use (ITE 110)</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	P	N
General merchandising and retailing		N	N	N	N	N	N	N	N	P	P	P	P	P	P	P	P	P	N
<u>High-Cube Transload Warehouse and Short-Term Storage Warehouse - Short-term or distribution center, automated warehouse, storage and consolidation of manufactured goods prior to distribution of pallet loads to retail or other warehouses (e.g., U-Line) (ITE154) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High-Cube Fulfillment Center Warehouse - Short-term, automated warehouse, direct distribution of ecommerce product to endusers (e.g., Amazon) (ITE155) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High-Cube Parcel Hub Warehouse - Short-term, automated warehouse, typically serve as regional and local freight forwarder facilities for time sensitive shipments via air or ground (e.g., UPS, Fed Ex) (ITE156) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High-Cube Cold Storage Warehouse - Short-term, automated warehouse, temperature controlled facilities for perishable products (Grocery distribution centers) (ITE157) Facilities less than 250,00 square feet. Facilities over 250,001 square feet are not a permitted use.</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>High Tech Industry, Computer Assembly and Similar Type Uses</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
<u>Industrial Park Multiple industrial uses in a single area (ITE130)</u>		N	N	N	N	N	N	N	N	N	N	N	N	N	N	P	P	N	N
Hospitals		N	N	N	N	N	N	N	P	CUP	CUP	CUP	N	N	CUP	CUP	N	CUP	

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													Public Facilities					
													Port Master Plan					
													Light Industrial	Heavy Industrial				
Zoning Districts	R-5A	<u>R-2A</u>	R:2	R:4	R:8	R:15	R:20	H-1	LBD	GCD	C-1	C-2	C-3	M-1	M-2	<u>PMP</u>	<u>PF</u>	POS
Personal services, such as barber, beauty shops or bakeries, personal services instructional college	N	<u>z1</u>	N	N	N	N	N	P	P	P	P	P	P	P	<u>P</u>	<u>P</u>	<u>N</u>	N
Public and private transport/maintenance facilities	N	<u>z1</u>	N	N	N	N	N	N	N	N	CUP	N	N	CUP	CUP	<u>P</u>	<u>N</u>	N
<u>Recreation, exercise, or fitness facilities, such as weight lifting, gym, sports courts</u>	<u>N</u>	<u>z1</u>	<u>N</u>	<u>z1</u>	<u>N</u>	<u>z1</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Recycling centers for the collection and temporary storage of materials; provided, that the storage collection operation is conducted within an enclosed building having a maximum gross floor area of 4,000 square feet. All recycling centers must be reviewed and approved prior to operation by the site plan review committee. <u>Shall</u> Must be 100% indoors.	N	<u>z1</u>	N	N	N	N	N	N	N	N	N	N	N	CUP	CUP	<u>N</u>	<u>N</u>	N
<u>Research and Development Center (ITE 760)</u>	<u>N</u>	<u>z1</u>	<u>N</u>	<u>z1</u>	<u>N</u>	<u>z1</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
Restaurants with a drive-through	N	<u>z1</u>	N	N	N	N	N	N	N	P	P	P	P	CUP	CUP	P	P	<u>P</u>
Restaurants with no drive-through	N	<u>z1</u>	N	N	N	N	N	N	N	P	P	P	P	P	P	P	<u>P</u>	<u>N</u>
Retail establishments, including, but not limited to, grocery stores, pharmacies, television and appliance, and small specialty shops	N	<u>z1</u>	N	N	N	N	N	N	P	P	P	P	P	P	P	<u>N</u>	<u>N</u>	N
RV parks (<u>no tent camping if not associated with a specific RV</u>)	N	<u>N</u>	CUP	N	N	N	N	N	N	N	N	CUP	N	N	CUP	N	<u>N</u>	<u>N</u>
Schools <u>or educational facilities</u> —Public and private and similar facilities	CUP	<u>CUP</u>	CUP	CUP	CUP	CUP	CUP	CUP	N	N	CUP	CUP	N	N	P	P	<u>P</u>	<u>P</u>
<u>Short-term rentals, such as Airbnb, Vrbo, Vacasa, Evolve</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Skateboard facilities (indoor facility) <u>Private</u>	N	<u>z1</u>	N	N	N	N	N	N	N	N	N	N	N	N	P	P	<u>N</u>	<u>P</u>
Small professional and business services, including, but not limited to, offices for real estate and security brokers, insurance, accountants, attorneys, engineers, etc.	N	<u>z1</u>	N	N	N	N	N	N	N	P	P	P	P	P	P	N	<u>P</u>	<u>N</u>
<u>Small scale and walkable neighborhood commercial business serving nearby residents, such as convenience store, coffee shop, small specialty retail shop, barber or hair salon, or a cafe</u>	N	<u>N</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>
<u>Temporary building used for a business (not a permanent structure)</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Temporary seasonal stands	N	<u>z1</u>	N	N	N	N	N	N	N	P	P	P	P	P	P	P	N	<u>N</u>
<u>Tennis Courts (indoors or outdoors) not part of a park</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>CUP</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>P</u>

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